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DEPARTMENT OF REVENUE

**2017 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

LANCASTER COUNTY



Pete Ricketts, Governor

April 10, 2017

Commissioner Salmon:

The Property Tax Administrator has compiled the 2017 Reports and Opinions of the Property Tax Administrator for Lancaster County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Lancaster County.

The information contained within the County Reports of the Appendices was provided by the county assessor pursuant to [Neb. Rev. Stat. § 77-1514](#).

For the Tax Commissioner

Sincerely,

A handwritten signature in black ink that reads "Ruth A. Sorensen".

Ruth A. Sorensen
Property Tax Administrator
402-471-5962

cc: Norman Agena, Lancaster County Assessor

Table of Contents

2017 Reports and Opinions of the Property Tax Administrator:

- Certification to the Commission
- Introduction
- County Overview
- Residential Correlation
- Commercial Correlation
- Agricultural Land Correlation
- PTA's Opinion

Appendices:

- Commission Summary

Statistical Reports and Displays:

- Residential Statistics
- Commercial Statistics
- Chart of Net Sales Compared to Commercial Assessed Value
- Agricultural Land Statistics
- Table-Average Value of Land Capability Groups
- Special Valuation Statistics (if applicable)

- Market Area Map
- Valuation History Charts

County Reports:

- County Abstract of Assessment for Real Property, Form 45
- County Abstract of Assessment for Real Property Compared to the Prior Year
- Certificate of Taxes Levied (CTL).
- Assessor Survey
- Three-Year Plan of Assessment
- Special Value Methodology (if applicable)
- Ad Hoc Reports Submitted by County (if applicable)

Introduction

[Neb. Rev. Stat. § 77-5027](#) provides that the Property Tax Administrator (PTA) shall prepare and deliver an annual Reports and Opinions (R&O) document to each county and to the Tax Equalization and Review Commission (Commission). This will contain statistical and narrative reports informing the Commission of the certified opinion of the PTA regarding the level of value and the quality of assessment of the classes and subclasses of real property within each county. In addition to an opinion of the level of value and quality of assessment in the county, the PTA may make nonbinding recommendations for subclass adjustments for consideration by the Commission.

The statistical and narrative reports contained in the R&O of the PTA provide an analysis of the assessment process implemented by each county to reach the levels of value and quality of assessment required by Nebraska law. The PTA's opinion of the level of value and quality of assessment in each county is a conclusion based upon all the data provided by the county assessor and gathered by the Nebraska Department of Revenue, Property Assessment Division (Division) regarding the assessment activities in the county during the preceding year.

The statistical reports are developed using the state-wide sales file that contains all arm's-length transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this sale file, the Division prepares a statistical analysis comparing assessments to sale prices. After determining if the sales represent the class or subclass of properties being measured, inferences are drawn regarding the assessment level and quality of assessment of the class or subclass being evaluated. The statistical reports contained in the R&O are developed based on standards developed by the International Association of Assessing Officers (IAAO).

The analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio studies and the overall quality of assessment in the county. The assessment practices are evaluated in the county to ensure professionally accepted mass appraisal methods are used and that those methods will generally produce uniform and proportionate valuations.

The PTA considers the statistical reports and the analysis of assessment practices when forming conclusions on both the level of value and quality of assessment. The consideration of both the statistical indicators and assessment processes used to develop valuations is necessary to accurately determine the level of value and quality of assessment. Assessment practices that produce a biased sales file will generally produce a biased statistical indicator, which, on its face, would otherwise appear to be valid. Likewise, statistics produced on small, unrepresentative, or otherwise unreliable samples, may indicate issues with assessment uniformity and assessment level—however, a detailed review of the practices and valuation models may suggest otherwise. For these reasons, the detail of the Division's analysis is presented and contained within the correlation sections for Residential, Commercial, and Agricultural land.

Statistical Analysis:

In determining a point estimate of the level of value, the PTA considers three measures as indicators of the central tendency of assessment: the median ratio, weighted mean ratio, and mean ratio. The use and reliability of each measure is based on inherent strengths and weaknesses which are the quantity and quality of the information from which it was calculated and the defined scope of the analysis.

The median ratio is considered the most appropriate statistical measure to determine a level of value for direct equalization which is the process of adjusting the values of classes or subclasses of property in response to an unacceptable level. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based on the median measure will not change the relationships between assessed value and level of value already present in the class of property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers, which can skew the outcome in the other measures.

The weighted mean ratio best reflects a comparison of the fully assessable valuation of a jurisdiction, by measuring the total assessed value against the total of selling prices. The weighted mean ratio can be heavily influenced by sales of large-dollar property with extreme ratios.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. As a simple average of the ratios the mean ratio has limited application in the analysis of the level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

The quality of assessment relies in part on statistical indicators as well. If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the mean ratio, it may be an indication of disproportionate assessments. The coefficient produced by this calculation is referred to as the Price Related Differential (PRD) and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties.

The Coefficient of Dispersion (COD) is a measure also used in the evaluation of assessment quality. The COD measures the average deviation from the median and is expressed as a percentage of the median. A COD of 15 percent indicates that half of the assessment ratios are expected to fall within 15 percent of the median. The closer the ratios are grouped around the median the more equitable the property assessments tend to be.

Pursuant to [Neb. Rev. Stat. § 77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land and 92% to 100% for all other classes of real property.

Nebraska Statutes do not provide for a range of acceptability for the COD or PRD; however, the IAAO establishes the following range of acceptability:

<u>Property Class</u>	<u>COD</u>	<u>PRD</u>
Residential	.05 -.15	.98-1.03
Newer Residential	.05 -.10	.98-1.03
Commercial	.05 -.20	.98-1.03
Agricultural Land	.05 -.25	.98-1.03

Analysis of Assessment Practices:

The Division reviews assessment practices that ultimately affect the valuation of real property in each county. This review is done to ensure the reliability of the statistical analysis and to ensure professionally accepted methods are used in the county assessor’s effort to establish uniform and proportionate valuations.

To ensure county assessors are submitting all Real Estate Transfer Statements, required for the development of the state sales file pursuant to Neb. Rev. Stat. § 77-1327, the Division audits a random sample from the county registers of deeds’ records to confirm that the required sales have been submitted and reflect accurate information. The timeliness of the submission is also reviewed to ensure the sales file allows analysis of up-to-date information. The county’s sales verification and qualification procedures are reviewed to ensure that sales are properly considered arm’s-length transactions unless determined to be otherwise through the verification process. Proper sales verification practices ensure the statistical analysis is based on an unbiased sample of sales.

Valuation groupings and market areas are also examined to identify whether the areas being measured truly represent economic areas within the county. The measurement of economic areas is the method by which the Division ensures intra-county equalization exists. The progress of the county’s six-year inspection cycle is documented to ensure compliance with [Neb. Rev. Stat. § 77-1311.03](#) and also to confirm that all property is being uniformly listed and described for valuation purposes.

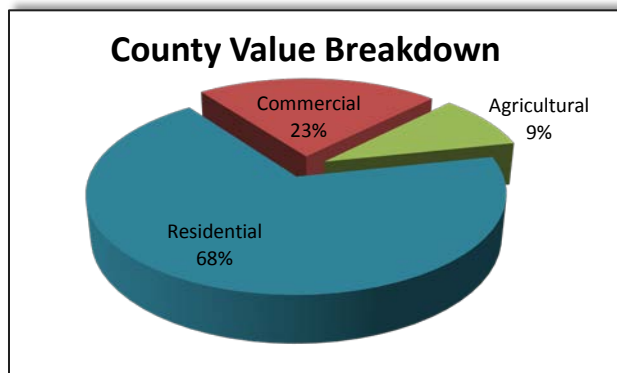
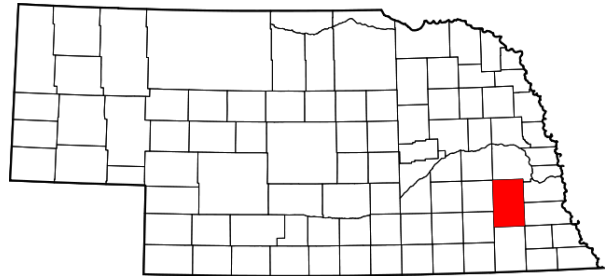
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on the local market, and agricultural outbuildings and sites are reviewed as well.

The comprehensive review of assessment practices is conducted throughout the year. Issues are presented to the county assessor for clarification. The county assessor can then work to implement corrective measures prior to establishing assessed values. The PTA’s conclusion that assessment quality is either compliant or not compliant with professionally accepted mass appraisal methods is based on the totality of the assessment practices in the county.

**Further information may be found in Exhibit 94*

County Overview

With a total area of 838 miles, Lancaster had 306,468 residents, per the Census Bureau Quick Facts for 2015, a 7% population increase over the 2010 US Census. In a review of the past fifty-five years, Lancaster has seen a steady rise in population of 97% (Nebraska Department of Economic Development). Reports indicated that 59% of county residents were homeowners and 79% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Lancaster convene in and around Lincoln, the county seat and state capital. Per the latest information available from the U.S. Census Bureau, there were 8,111 employer establishments in Lancaster. Countywide employment was at 164,009, a 5% gain relative to the 2010 Census (Nebraska Department of Labor).

2017 Abstract of Assessment, Form 45

U.S. CENSUS POPULATION CHANGE			
	2006	2016	Change
BENNET	570	719	26%
DAVEY	153	154	1%
DENTON	189	190	1%
FIRTH	564	590	5%
HALLAM	276	213	-23%
HICKMAN	1,111	1,657	49%
LINCOLN	226,117	258,493	14%
MALCOLM	413	382	-8%
PANAMA	253	256	1%
RAYMOND	186	167	-10%
ROCA	220	220	0%
SPRAGUE	146	142	-3%
WAVERLY	2,448	3,277	34%

While the majority of Lancaster's value comes from sources other than agriculture, an agricultural presence is still felt in the county. Lancaster is included in both the Lower Platte South and Nemaha Natural Resources Districts (NRD). Dry land makes up the majority of the land in the county. When compared against the top crops of the other counties in Nebraska, Lancaster ranks first in soybeans. (USDA AgCensus).

2017 Residential Correlation for Lancaster County

Assessment Actions

For the residential class of Lancaster County, the county revalued all residential property for tax year 2017. The county conducted a market analysis which indicated the need for updated assessments, which was a year earlier than the county had planned.

The county created a new valuation model to determine assessments, using primarily the sales comparison approach. The physical inspection of residential properties is assigned to staff appraisers each having a specific neighborhood. An average of one-fourth of the properties in the appraiser's designated area is physically inspected every year. Physical inspections include identifying new construction, existing measurements, taking new photos and documenting the current condition of the property.

Concluding the reassessment for 2017 shows the overall residential class increased in value by just over 12%. The portion attributable to growth accounted for less than 2%.

Description of Analysis

Residential parcels are stratified into four valuation groups. These groups are based on geographic areas within the city of Lincoln plus one group for the rural non-agricultural areas of the county. The statistical profile consists of 9,219 residential sales. Of these sales, 94% are within the city of Lincoln.

Valuation Grouping	Assessor Location/Market Area
11	West Lincoln
16	Southeast Lincoln
17	Northeast Lincoln
26	Rural non-ag

All measures of central tendency are at 100 percent and demonstrate that the true level of value is likely 100 percent as well. The quality statistics are also well within the recommended range and indicate the residential class is valued in a uniform manner. The statistical profile for each of the valuation groups show median ratios within the range, suggesting that the entire residential class is valued at the same relationship to market.

2017 Residential Correlation for Lancaster County

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three-property classes, and any incongruities are noted and discussed with the county assessor for further action.

All sales are reviewed, relying most heavily on the physical inspection to make a qualification determination. While performing that review, a flyer is provided to the resident at the property or if no one is home it is left as a door hanger. The sales review also included processes to ensure that sales data was timely and accurately submitted to the Division. Currently sales are exported to the state sales file on a quarterly basis. The county has supplied information for the Division to be able to review the sales and conduct sufficient analysis.

The county's inspection and review cycle for all real property was discussed with the county assessor, as they appear to be in compliance with the requirement to inspect all properties in the county no less frequently than once every six years. Of the thirty residential records reviewed for inspection dates only 1 had an inspection date outside the six year period.

Valuation groups are examined to ensure that the groupings defined are equally subject to a set of economic forces that affect the value of properties within that geographic area. The review and analysis indicates that the County has adequately identified economic areas for the residential property class. The County has worked with the Division to revise the valuation groups for the current year. Previously they had been set by quality and type of the dwelling. They now are based on geographic areas in the county. The county assessor meets all of statutory reporting schedules by the statutory date.

Equalization and Quality of Assessment

A review of both the statistics and the assessment practices suggest that assessments within the county are valued within the acceptable parameters, and therefore considered equalized.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
11	3,029	100.44	100.41	99.84	04.73	100.57
16	2,632	100.31	100.53	100.07	04.07	100.46
17	2,985	100.26	100.42	100.05	04.66	100.37
26	573	99.67	99.87	99.39	05.10	100.48
<u>ALL</u>	<u>9,219</u>	<u>100.31</u>	<u>100.42</u>	<u>99.95</u>	<u>04.55</u>	<u>100.47</u>

2017 Residential Correlation for Lancaster County

Level of Value

Based on analysis of all available information, the level of value of the residential class of real property in Lancaster County is 100%.

2017 Commercial Correlation for Lancaster County

Assessment Actions

Within the commercial class of Lancaster County, the physical inspection of the commercial properties is broken up among the inspection and review cycle by the county assessor. The county inspects commercial parcels by primary use. Following the completion of the inspection cycle, depreciation and costing is updated and new assessed values are applied to all parcels. The county is scheduled for an update for commercial parcels next year.

As evidenced by the comparison of the change in value from the 2016 certificate of taxes levied and the 2017 abstract of assessment there was negligible change in the base value for the commercial class of properties, with almost 4% in growth or new construction for the commercial properties. The changes can be attributed to permits and new construction for the commercial class.

Description of Analysis

Commercial parcels are stratified into four valuation groups. These groups are based on geographic areas of Lincoln plus one group for the rural non-agricultural areas of the county. The statistical profile consists of 312 commercial sales. The vast majority of these are in the city of Lincoln, approximately 94% of the sample.

Valuation Grouping	Assessor Location/Market Area
11	West Lincoln
16	Southeast Lincoln
17	Northeast Lincoln
26	Rural non-ag

Two of the measures of central tendency are with the range with only the weighted mean being below. There are 54 sales with a sale price in excess of \$1 million that skew the weighted mean statistic. Each of the value groups display a calculated median within the acceptable range.

In reviewing the strata by occupancy, one can see several with what are generally considered adequate samples, however on closer examination several of these situated across several value groups. Depending on the mix of sales, one can see where they can include properties in downtown Lincoln or in several of the outlying communities. The county typically values by primary use instead of the occupancy coding of the parcel, which can also cause any measurement by strictly occupancy codes to be suspect.

2017 Commercial Correlation for Lancaster County

One example is occupancy 157, maintenance storage, with 21 sales in the profile. This group accounts for sale amounts from 50,000 dollars to 3.4 million. One can see from the PRD of 85.57 that the higher valued properties within the occupancy are relatively overvalued any percentage adjustment would cause greater inequity in the occupancy strata.

One can see by the change in the median by the study years that there appears to be an increasing market, with the most recent year coming in at just over 91%.

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three-property classes, and any incongruities are noted and discussed with the county assessor for further action.

All sales are reviewed, relying most heavily on the physical inspection to make a qualification determination. The sales review also included processes to ensure that sales data was timely and accurately submitted to the Division. Currently sales are exported to the state sales file on a quarterly basis. The county has supplied information for the Division to be able to review the sales and conduct analysis on them.

The county's inspection and review cycle for all real property was discussed with the county assessor. Of the twenty commercial records reviewed for inspection dates three had an inspection date outside the six year period. These were discussed with the assessor's office and they are going to address with the appraisal staff the documentation of the inspections.

Valuation groups are examined to ensure that the groupings defined are equally subject to a set of economic forces that affect the value of properties within that geographic area. The review and analysis indicates that the County has adequately identified economic areas for the commercial property class. The County has worked with the Division to revise the valuation groups for the current year. Previously there had only been one valuation group for the commercial class of properties. They now are based on geographic areas in the county. The county assessor meets all of statutory reporting schedules by the statutory date.

2017 Commercial Correlation for Lancaster County

Equalization and Quality of Assessment

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
11	150	96.06	95.15	89.89	14.45	105.85
16	57	97.84	92.20	77.71	17.89	118.65
17	87	96.00	94.37	89.68	13.01	105.23
26	18	91.94	88.50	94.55	19.01	93.60
____ALL____	312	96.14	94.01	87.33	14.99	107.65

A review of both the statistics and the assessment practices suggest that assessments within the county are valued within the acceptable parameters, and therefore considered equalized.

Level of Value

Based on analysis of all available information, the level of value of the commercial class of property in Lancaster is determined to be at 96%

2017 Agricultural Correlation for Lancaster County

Assessment Actions

The County utilizes Special value on all agricultural properties for the agricultural land portion of the parcel. The county analyzed sales from within the county, concentrating on sales greater than 70 acres. The county believes that these sales have no other influence than those in the typical agricultural market with typical agricultural market influences. The county also analyzed sales from adjoining counties with the same agricultural market influences. The County continuously updates land use in the agricultural class from aerial imagery, Farm Service Agency maps, and physical inspections. The County completed permit and pickup work for the agricultural class of property.

Description of Analysis

There are two statistical profiles displayed for the agricultural class. The first consists of 43 sales from within the county, the second one contains 100 sales, and these sales include sales from adjoining counties with generally the same agricultural statistics as those in the county. Overall, both sets of statistics demonstrate statistics for the majority land uses as acceptable. While only the larger sample demonstrates a level of value of the county as a whole as being within the acceptable range.

Analyzing the data, the larger sample provides sales across the entire study period where the smaller sample draws most heavily from the first year of the study period. This alone may account for the overall median being below the range. More weight is given to the larger sample in determining if the values set by the county are acceptable.

In reviewing the comparison table of values of adjoining counties, the values used by the county are clearly within the range for all majority land uses in the county. It is evident that the values utilized by the county reflect the current agricultural market and are equalized with the adjoining counties.

Assessment Practice Review

Annually a comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three-property classes. Any incongruities are noted and discussed with the county assessor for further action.

One of the assessment practice reviewed is that of sales qualification and verification. For the agricultural class, the county assessor reviews all sales over 70 acres to determine if the sale is an arm's-length transaction. The Division evaluated qualification determinations to confirm that sales were properly vetted. The county assessor provided adequate descriptions for sales that were excluded; transactions have been qualified without a bias. The Division reviews the non-qualified sales to ensure that the reasons for disqualifying sales are supported and documented; all sales

2017 Agricultural Correlation for Lancaster County

were reviewed to ensure that those sales deemed qualified were not affected by non-agricultural influences or special factors that would cause a premium to be paid for the land. It is the practice of the county assessor to consider all sales qualified unless shown to be non-arm's-length. The review of the county revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of agricultural land.

The county has implemented an inspection and review plan for agricultural land and improvements in the county. The county reviews aerial imagery to aid in the determination of land use changes and the primary use of the parcel. The county physically reviews parcels, as warranted. Within the agricultural class, rural dwellings and outbuildings are reviewed similarly as the rural residential parcels.

The review process also examines the agricultural market areas to ensure that the areas defined are equally subject to a set of economic forces that affect the value of land within the delineated areas. The summary of the market area analysis concluded that the county has adequately identified market areas for the agricultural land class.

Equalization

The review of agricultural improvements and site acres indicate that these parcels are inspected using the same processes that are used for rural residential and other similar property across the county. Agricultural improvements are believed to be uniformly assessed at the statutory level.

Comparison of values to adjoining counties supports that all land uses have been equitably assessed. Agricultural land values appear to be equalized at uniform portions of market value; all values have been determined to be acceptable and are reasonably comparable to adjoining counties. The quality of assessment of agricultural land in Lancaster County complies with professionally accepted mass appraisal standards.

<u>90%MLU By Market Area</u>									
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.
<u>Irrigated</u>									
County	5	73.14	72.60	68.61	09.47	105.82	58.98	81.39	N/A
1	5	73.14	72.60	68.61	09.47	105.82	58.98	81.39	N/A
<u>Dry</u>									
County	54	72.64	73.44	70.42	16.45	104.29	36.58	130.28	69.29 to 76.82
1	54	72.64	73.44	70.42	16.45	104.29	36.58	130.28	69.29 to 76.82
<u>Grass</u>									
County	9	42.81	45.83	43.58	13.78	105.16	37.81	67.30	38.47 to 49.56
1	9	42.81	45.83	43.58	13.78	105.16	37.81	67.30	38.47 to 49.56
<u>ALL</u>									
10/01/2013 To 09/30/2016	100	70.34	69.45	67.84	19.52	102.37	27.25	130.28	67.78 to 73.64

2017 Agricultural Correlation for Lancaster County

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Lancaster County is 70%.

Special Valuation

A review of agricultural land value in Lancaster County in areas that have other non-agricultural influences indicates that the assessed values used are similar to the values used in the portion of market area one where no non-agricultural influences exist. Therefore, it is the opinion of the Property Tax Administrator that the level of value for Special Valuation of agricultural land is 70%

2017 Opinions of the Property Tax Administrator for Lancaster County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (Cum. Supp. 2016). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	96	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	70	Meets generally accepted mass appraisal practices.	No recommendation.
Special Valuation of Agricultural Land	70	Meets generally accepted mass appraisal practices.	No recommendation.

***A level of value displayed as NEI (not enough information) represents a class of property with insufficient information to determine a level of value.*

Dated this 10th day of April, 2017.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2017 Commission Summary for Lancaster County

Residential Real Property - Current

Number of Sales	9219	Median	100.31
Total Sales Price	\$1,812,184,536	Mean	100.42
Total Adj. Sales Price	\$1,812,184,536	Wgt. Mean	99.95
Total Assessed Value	\$1,811,197,600	Average Assessed Value of the Base	\$172,469
Avg. Adj. Sales Price	\$196,571	Avg. Assessed Value	\$196,464

Confidence Interval - Current

95% Median C.I	100.22 to 100.41
95% Wgt. Mean C.I	99.80 to 100.09
95% Mean C.I	100.29 to 100.55
% of Value of the Class of all Real Property Value in the County	67.13
% of Records Sold in the Study Period	9.74
% of Value Sold in the Study Period	11.09

Residential Real Property - History

Year	Number of Sales	LOV	Median
2016	9,458	98	97.61
2015	8,719	100	100.13
2014	8,007	97	96.57
2013	6,589	99	99.13

2017 Commission Summary for Lancaster County

Commercial Real Property - Current

Number of Sales	312	Median	96.14
Total Sales Price	\$197,023,122	Mean	94.01
Total Adj. Sales Price	\$197,023,122	Wgt. Mean	87.33
Total Assessed Value	\$172,065,600	Average Assessed Value of the Base	\$739,136
Avg. Adj. Sales Price	\$631,484	Avg. Assessed Value	\$551,492

Confidence Interval - Current

95% Median C.I	93.96 to 97.57
95% Wgt. Mean C.I	81.70 to 92.97
95% Mean C.I	91.70 to 96.32
% of Value of the Class of all Real Property Value in the County	23.77
% of Records Sold in the Study Period	3.99
% of Value Sold in the Study Period	2.98

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2016	391	97	97.09
2015	404	98	98.20
2014	367	96	96.00
2013	318	98	97.94

55 Lancaster

RESIDENTIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2014 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 9,219
 Total Sales Price : 1,812,184,536
 Total Adj. Sales Price : 1,812,184,536
 Total Assessed Value : 1,811,197,600
 Avg. Adj. Sales Price : 196,571
 Avg. Assessed Value : 196,464

MEDIAN : 100
 WGT. MEAN : 100
 MEAN : 100
 COD : 04.55
 PRD : 100.47

COV : 06.30
 STD : 06.33
 Avg. Abs. Dev : 04.56
 MAX Sales Ratio : 211.66
 MIN Sales Ratio : 62.55

95% Median C.I. : 100.22 to 100.41
 95% Wgt. Mean C.I. : 99.80 to 100.09
 95% Mean C.I. : 100.29 to 100.55

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-14 To 31-DEC-14	856	103.56	103.25	102.72	04.85	100.52	75.58	123.16	103.13 to 104.01	193,325	198,591
01-JAN-15 To 31-MAR-15	752	102.95	102.79	102.16	04.67	100.62	64.86	138.01	102.50 to 103.32	182,309	186,247
01-APR-15 To 30-JUN-15	1,466	101.23	101.71	101.27	04.40	100.43	65.57	211.66	100.94 to 101.57	191,897	194,341
01-JUL-15 To 30-SEP-15	1,347	100.42	100.56	100.21	04.28	100.35	68.65	123.56	100.14 to 100.70	196,362	196,778
01-OCT-15 To 31-DEC-15	993	100.55	100.75	100.06	04.48	100.69	63.95	141.88	100.29 to 100.95	199,846	199,967
01-JAN-16 To 31-MAR-16	887	100.19	99.87	99.51	04.16	100.36	64.11	121.91	99.96 to 100.51	193,520	192,579
01-APR-16 To 30-JUN-16	1,502	99.18	98.64	98.26	04.04	100.39	68.80	124.69	98.91 to 99.49	202,351	198,839
01-JUL-16 To 30-SEP-16	1,416	98.49	97.96	97.72	04.26	100.25	62.55	126.67	98.17 to 98.76	204,626	199,958
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	4,421	101.57	101.84	101.37	04.61	100.46	64.86	211.66	101.37 to 101.79	191,903	194,530
01-OCT-15 To 30-SEP-16	4,798	99.52	99.10	98.69	04.28	100.42	62.55	141.88	99.37 to 99.67	200,871	198,246
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	4,558	101.11	101.34	100.82	04.49	100.52	63.95	211.66	100.89 to 101.25	193,366	194,952
<u>ALL</u>	9,219	100.31	100.42	99.95	04.55	100.47	62.55	211.66	100.22 to 100.41	196,571	196,464

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
11	3,029	100.44	100.41	99.84	04.73	100.57	62.55	138.44	100.29 to 100.63	180,130	179,840
16	2,632	100.31	100.53	100.07	04.07	100.46	64.82	124.56	100.17 to 100.50	246,862	247,035
17	2,985	100.26	100.42	100.05	04.66	100.37	66.25	141.88	100.05 to 100.47	163,026	163,102
26	573	99.67	99.87	99.39	05.10	100.48	72.04	211.66	99.17 to 100.11	227,221	225,841
<u>ALL</u>	9,219	100.31	100.42	99.95	04.55	100.47	62.55	211.66	100.22 to 100.41	196,571	196,464

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	9,219	100.31	100.42	99.95	04.55	100.47	62.55	211.66	100.22 to 100.41	196,571	196,464
06											
07											
<u>ALL</u>	9,219	100.31	100.42	99.95	04.55	100.47	62.55	211.66	100.22 to 100.41	196,571	196,464

**55 Lancaster
RESIDENTIAL**

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2014 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 9,219	MEDIAN : 100	COV : 06.30	95% Median C.I. : 100.22 to 100.41
Total Sales Price : 1,812,184,536	WGT. MEAN : 100	STD : 06.33	95% Wgt. Mean C.I. : 99.80 to 100.09
Total Adj. Sales Price : 1,812,184,536	MEAN : 100	Avg. Abs. Dev : 04.56	95% Mean C.I. : 100.29 to 100.55
Total Assessed Value : 1,811,197,600			
Avg. Adj. Sales Price : 196,571	COD : 04.55	MAX Sales Ratio : 211.66	
Avg. Assessed Value : 196,464	PRD : 100.47	MIN Sales Ratio : 62.55	

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000												
Less Than 15,000												
Less Than 30,000	8	105.24	105.59	105.41	05.02	100.17	97.24	114.29	97.24 to 114.29	26,206	27,625	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	9,219	100.31	100.42	99.95	04.55	100.47	62.55	211.66	100.22 to 100.41	196,571	196,464	
Greater Than 14,999	9,219	100.31	100.42	99.95	04.55	100.47	62.55	211.66	100.22 to 100.41	196,571	196,464	
Greater Than 29,999	9,211	100.31	100.41	99.94	04.55	100.47	62.55	211.66	100.22 to 100.41	196,719	196,610	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	8	105.24	105.59	105.41	05.02	100.17	97.24	114.29	97.24 to 114.29	26,206	27,625	
30,000 TO 59,999	147	100.95	101.98	101.88	06.02	100.10	79.06	126.67	100.00 to 103.11	48,460	49,370	
60,000 TO 99,999	715	101.88	101.74	101.74	06.06	100.00	64.11	141.88	100.84 to 102.48	83,144	84,588	
100,000 TO 149,999	2,819	100.83	100.78	100.74	04.77	100.04	62.55	137.17	100.56 to 101.10	127,370	128,311	
150,000 TO 249,999	3,421	100.29	100.46	100.44	04.02	100.02	63.95	211.66	100.16 to 100.45	191,500	192,339	
250,000 TO 499,999	1,945	99.77	99.45	99.29	04.23	100.16	62.71	124.71	99.56 to 100.00	321,187	318,899	
500,000 TO 999,999	159	97.68	97.44	97.43	05.15	100.01	76.80	121.59	96.20 to 98.92	621,931	605,970	
1,000,000 +	5	90.21	90.91	90.88	02.89	100.03	85.78	94.64	N/A	1,525,490	1,386,380	
<u>ALL</u>	9,219	100.31	100.42	99.95	04.55	100.47	62.55	211.66	100.22 to 100.41	196,571	196,464	

55 Lancaster
COMMERCIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 312
Total Sales Price : 197,023,122
Total Adj. Sales Price : 197,023,122
Total Assessed Value : 172,065,600
Avg. Adj. Sales Price : 631,484
Avg. Assessed Value : 551,492

MEDIAN : 96
WGT. MEAN : 87
MEAN : 94
COD : 14.99
PRD : 107.65

COV : 22.11
STD : 20.79
Avg. Abs. Dev : 14.41
MAX Sales Ratio : 214.33
MIN Sales Ratio : 37.82

95% Median C.I. : 93.96 to 97.57
95% Wgt. Mean C.I. : 81.70 to 92.97
95% Mean C.I. : 91.70 to 96.32

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qtrts</u>												
01-OCT-13 To 31-DEC-13	32	97.15	95.42	76.06	13.99	125.45	57.15	148.15	84.56 to 101.15	805,302	612,519	
01-JAN-14 To 31-MAR-14	34	96.27	94.88	92.98	12.36	102.04	68.31	176.19	83.94 to 99.18	709,813	660,009	
01-APR-14 To 30-JUN-14	26	95.67	92.48	95.91	10.17	96.42	66.87	125.70	87.44 to 99.56	464,746	445,735	
01-JUL-14 To 30-SEP-14	36	99.27	103.15	105.28	13.46	97.98	67.63	214.33	97.03 to 103.24	493,132	519,183	
01-OCT-14 To 31-DEC-14	28	96.83	95.57	91.32	10.31	104.65	59.68	118.64	90.16 to 101.13	417,061	380,868	
01-JAN-15 To 31-MAR-15	19	100.00	95.40	95.71	11.87	99.68	56.84	139.16	86.59 to 102.20	658,211	630,000	
01-APR-15 To 30-JUN-15	26	95.65	94.16	78.59	13.58	119.81	37.84	150.78	87.82 to 100.00	894,019	702,623	
01-JUL-15 To 30-SEP-15	24	98.10	96.58	73.50	19.66	131.40	37.82	150.71	83.05 to 110.42	471,601	346,625	
01-OCT-15 To 31-DEC-15	23	91.41	88.43	89.02	18.32	99.34	39.83	147.65	83.25 to 100.00	613,167	545,835	
01-JAN-16 To 31-MAR-16	18	85.29	89.70	86.57	19.97	103.62	45.65	144.67	77.11 to 101.68	996,799	862,972	
01-APR-16 To 30-JUN-16	17	82.12	82.38	85.35	22.05	96.52	43.88	127.88	63.24 to 103.60	542,079	462,641	
01-JUL-16 To 30-SEP-16	29	92.50	90.70	84.34	17.41	107.54	44.42	136.93	81.59 to 100.31	595,742	502,445	
<u>Study Yrs</u>												
01-OCT-13 To 30-SEP-14	128	97.15	96.85	90.70	12.80	106.78	57.15	214.33	95.68 to 98.88	622,964	565,005	
01-OCT-14 To 30-SEP-15	97	97.53	95.41	83.79	13.85	113.87	37.82	150.78	93.25 to 100.00	605,635	507,438	
01-OCT-15 To 30-SEP-16	87	91.13	88.27	86.31	18.95	102.27	39.83	147.65	83.47 to 94.57	672,840	580,730	
<u>Calendar Yrs</u>												
01-JAN-14 To 31-DEC-14	124	97.28	96.93	96.55	11.90	100.39	59.68	214.33	95.08 to 99.18	529,415	511,164	
01-JAN-15 To 31-DEC-15	92	95.08	93.61	83.55	16.49	112.04	37.82	150.78	91.21 to 100.00	664,910	555,559	
<u>ALL</u>	312	96.14	94.01	87.33	14.99	107.65	37.82	214.33	93.96 to 97.57	631,484	551,492	

VALUATION GROUPING											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
11	150	96.06	95.15	89.89	14.45	105.85	37.84	214.33	92.00 to 98.11	657,716	591,206	
16	57	97.84	92.20	77.71	17.89	118.65	37.82	159.66	92.50 to 100.05	754,740	586,481	
17	87	96.00	94.37	89.68	13.01	105.23	56.17	176.19	91.29 to 98.86	560,122	502,305	
26	18	91.94	88.50	94.55	19.01	93.60	43.88	139.16	78.09 to 100.00	367,500	347,489	
<u>ALL</u>	312	96.14	94.01	87.33	14.99	107.65	37.82	214.33	93.96 to 97.57	631,484	551,492	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
02												
03	312	96.14	94.01	87.33	14.99	107.65	37.82	214.33	93.96 to 97.57	631,484	551,492	
04												
<u>ALL</u>	312	96.14	94.01	87.33	14.99	107.65	37.82	214.33	93.96 to 97.57	631,484	551,492	

55 Lancaster
COMMERCIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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 COD : 14.99
 PRD : 107.65

COV : 22.11
 STD : 20.79
 Avg. Abs. Dev : 14.41
 MAX Sales Ratio : 214.33
 MIN Sales Ratio : 37.82

95% Median C.I. : 93.96 to 97.57
 95% Wgt. Mean C.I. : 81.70 to 92.97
 95% Mean C.I. : 91.70 to 96.32

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000												
Less Than 15,000												
Less Than 30,000	1	92.31	92.31	92.31	00.00	100.00	92.31	92.31	N/A	26,000	24,000	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	312	96.14	94.01	87.33	14.99	107.65	37.82	214.33	93.96 to 97.57	631,484	551,492	
Greater Than 14,999	312	96.14	94.01	87.33	14.99	107.65	37.82	214.33	93.96 to 97.57	631,484	551,492	
Greater Than 29,999	311	96.28	94.01	87.33	15.01	107.65	37.82	214.33	93.96 to 97.84	633,431	553,188	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	1	92.31	92.31	92.31	00.00	100.00	92.31	92.31	N/A	26,000	24,000	
30,000 TO 59,999	8	96.63	85.82	84.43	18.59	101.65	43.88	113.43	43.88 to 113.43	42,538	35,913	
60,000 TO 99,999	17	105.75	106.30	106.42	16.22	99.89	53.11	150.71	91.41 to 116.13	85,479	90,965	
100,000 TO 149,999	36	97.14	92.92	93.08	11.91	99.83	56.17	117.04	88.71 to 100.08	126,488	117,733	
150,000 TO 249,999	73	98.03	96.08	96.18	10.22	99.90	42.05	136.93	95.34 to 100.00	197,029	189,497	
250,000 TO 499,999	66	97.00	95.86	96.34	12.30	99.50	49.38	150.78	91.78 to 99.92	338,299	325,914	
500,000 TO 999,999	57	92.50	95.16	96.23	16.96	98.89	55.37	159.66	86.59 to 99.35	696,542	670,274	
1,000,000 +	54	85.48	85.84	80.90	23.14	106.11	37.82	214.33	78.09 to 94.30	2,115,487	1,711,487	
<u>ALL</u>	312	96.14	94.01	87.33	14.99	107.65	37.82	214.33	93.96 to 97.57	631,484	551,492	

55 Lancaster
COMMERCIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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 95% Mean C.I. : 91.70 to 96.32

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
157	21	87.82	87.18	101.88	16.94	85.57	42.05	148.15	78.48 to 98.67	345,067	351,538
300	2	114.95	114.95	114.84	01.03	100.10	113.77	116.13	N/A	83,075	95,400
309	1	91.29	91.29	91.29	00.00	100.00	91.29	91.29	N/A	170,000	155,200
319	1	67.25	67.25	67.25	00.00	100.00	67.25	67.25	N/A	9,270,482	6,234,400
323	2	100.51	100.51	100.52	00.20	99.99	100.31	100.70	N/A	280,000	281,450
341	4	97.58	124.30	139.25	34.29	89.26	87.72	214.33	N/A	1,033,750	1,439,500
343	6	99.66	110.11	105.55	14.17	104.32	90.03	144.67	90.03 to 144.67	1,408,181	1,486,367
344	70	98.78	96.20	86.81	12.75	110.82	37.84	150.71	92.50 to 100.08	574,519	498,743
349	10	94.50	90.78	78.25	27.30	116.01	44.42	150.78	57.15 to 117.90	1,105,284	864,860
350	6	91.07	94.10	76.13	25.55	123.60	37.82	159.66	37.82 to 159.66	1,393,500	1,060,933
352	38	98.60	97.50	96.01	05.51	101.55	67.63	127.88	97.12 to 99.89	316,697	304,050
353	13	74.72	74.87	73.09	21.61	102.44	39.83	116.93	56.17 to 93.54	829,891	606,577
358	1	93.23	93.23	93.23	00.00	100.00	93.23	93.23	N/A	415,000	386,900
386	6	96.02	91.00	74.97	10.92	121.38	68.48	108.46	68.48 to 108.46	785,607	588,950
391	3	46.50	75.76	91.23	66.67	83.04	43.88	136.89	N/A	59,667	54,433
406	17	83.45	88.39	77.36	19.87	114.26	56.31	176.19	68.31 to 96.94	1,247,056	964,741
407	2	107.97	107.97	105.50	07.38	102.34	100.00	115.93	N/A	2,444,116	2,578,550
412	8	89.30	91.84	89.12	17.25	103.05	66.99	128.07	66.99 to 128.07	1,133,500	1,010,200
423	1	110.50	110.50	110.50	00.00	100.00	110.50	110.50	N/A	300,000	331,500
426	5	98.92	98.84	96.77	07.01	102.14	81.47	110.27	N/A	519,180	502,420
434	3	112.84	118.16	110.43	15.85	107.00	93.98	147.65	N/A	156,750	173,100
435	1	92.31	92.31	92.31	00.00	100.00	92.31	92.31	N/A	26,000	24,000
436	1	108.40	108.40	108.40	00.00	100.00	108.40	108.40	N/A	175,000	189,700
442	4	89.04	87.35	89.34	11.25	97.77	71.42	99.92	N/A	318,000	284,100
444	6	104.43	101.09	100.82	10.01	100.27	83.01	114.67	83.01 to 114.67	500,268	504,350
453	3	75.68	77.47	76.67	04.12	101.04	73.69	83.05	N/A	740,933	568,100
458	1	88.01	88.01	88.01	00.00	100.00	88.01	88.01	N/A	1,178,667	1,037,400
483	1	111.23	111.23	111.23	00.00	100.00	111.23	111.23	N/A	958,000	1,065,600
490	1	104.58	104.58	104.58	00.00	100.00	104.58	104.58	N/A	349,500	365,500
494	1	101.68	101.68	101.68	00.00	100.00	101.68	101.68	N/A	1,102,364	1,120,900
528	3	96.47	88.07	71.18	11.48	123.73	67.27	100.48	N/A	678,551	483,000
529	1	76.85	76.85	76.85	00.00	100.00	76.85	76.85	N/A	130,000	99,900
531	5	113.43	114.92	121.53	08.69	94.56	98.61	139.16	N/A	394,000	478,820
534	30	95.10	93.24	83.95	11.82	111.07	55.37	122.32	92.00 to 101.10	257,710	216,347
554	32	89.42	89.78	85.39	12.87	105.14	63.24	129.75	80.87 to 95.84	492,125	420,231
578	1	108.30	108.30	108.30	00.00	100.00	108.30	108.30	N/A	235,000	254,500
595	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	2,606,897	2,606,900

55 Lancaster
COMMERCIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 312
 Total Sales Price : 197,023,122
 Total Adj. Sales Price : 197,023,122
 Total Assessed Value : 172,065,600
 Avg. Adj. Sales Price : 631,484
 Avg. Assessed Value : 551,492

MEDIAN : 96
 WGT. MEAN : 87
 MEAN : 94
 COD : 14.99
 PRD : 107.65

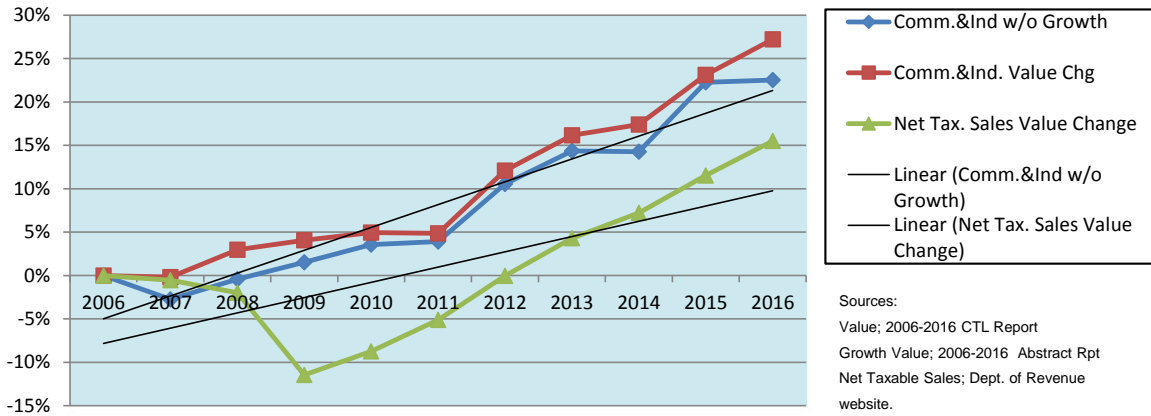
COV : 22.11
 STD : 20.79
 Avg. Abs. Dev : 14.41
 MAX Sales Ratio : 214.33
 MIN Sales Ratio : 37.82

95% Median C.I. : 93.96 to 97.57
 95% Wgt. Mean C.I. : 81.70 to 92.97
 95% Mean C.I. : 91.70 to 96.32

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ALL	312	96.14	94.01	87.33	14.99	107.65	37.82	214.33	93.96 to 97.57	631,484	551,492
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Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2006	\$ 4,395,949,794	\$ 125,533,139	2.86%	\$ 4,270,416,655	-	\$ 3,377,949,365	-
2007	\$ 4,387,573,939	\$ 112,190,306	2.56%	\$ 4,275,383,633	-2.74%	\$ 3,359,519,738	-0.55%
2008	\$ 4,526,411,570	\$ 149,213,971	3.30%	\$ 4,377,197,599	-0.24%	\$ 3,311,146,291	-1.44%
2009	\$ 4,574,088,900	\$ 111,116,094	2.43%	\$ 4,462,972,806	-1.40%	\$ 2,990,749,156	-9.68%
2010	\$ 4,613,036,254	\$ 60,095,754	1.30%	\$ 4,552,940,500	-0.46%	\$ 3,082,602,524	3.07%
2011	\$ 4,609,183,301	\$ 40,632,444	0.88%	\$ 4,568,550,857	-0.96%	\$ 3,204,759,020	3.96%
2012	\$ 4,926,833,720	\$ 67,245,234	1.36%	\$ 4,859,588,486	5.43%	\$ 3,376,426,931	5.36%
2013	\$ 5,106,610,580	\$ 78,802,610	1.54%	\$ 5,027,807,970	2.05%	\$ 3,523,147,197	4.35%
2014	\$ 5,160,576,496	\$ 137,440,168	2.66%	\$ 5,023,136,328	-1.63%	\$ 3,622,192,248	2.81%
2015	\$ 5,412,682,869	\$ 37,513,939	0.69%	\$ 5,375,168,930	4.16%	\$ 3,766,924,651	4.00%
2016	\$ 5,592,453,026	\$ 206,209,727	3.69%	\$ 5,386,243,299	-0.49%	\$ 3,901,456,502	3.57%
Ann %chg	2.44%			Average	0.37%	1.22%	1.55%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2006	-	-	-
2007	-2.74%	-0.19%	-0.55%
2008	-0.43%	2.97%	-1.98%
2009	1.52%	4.05%	-11.46%
2010	3.57%	4.94%	-8.74%
2011	3.93%	4.85%	-5.13%
2012	10.55%	12.08%	-0.05%
2013	14.37%	16.17%	4.30%
2014	14.27%	17.39%	7.23%
2015	22.28%	23.13%	11.52%
2016	22.53%	27.22%	15.50%

County Number: 55
 County Name: Lancaster

55 Lancaster

PAD 2017 R&O Statistics (Using 2017 Values)

AGRICULTURAL LAND

Qualified

Date Range: 10/1/2013 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 43
 Total Sales Price : 27,949,063
 Total Adj. Sales Price : 27,949,063
 Total Assessed Value : 17,079,300
 Avg. Adj. Sales Price : 649,978
 Avg. Assessed Value : 397,193

MEDIAN : 67
 WGT. MEAN : 61
 MEAN : 63
 COD : 20.52
 PRD : 103.62

COV : 27.64
 STD : 17.50
 Avg. Abs. Dev : 13.84
 MAX Sales Ratio : 98.20
 MIN Sales Ratio : 27.25

95% Median C.I. : 57.44 to 71.81
 95% Wgt. Mean C.I. : 41.04 to 81.18
 95% Mean C.I. : 58.09 to 68.55

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Qtrts											
01-OCT-13 To 31-DEC-13	10	69.24	65.01	63.09	20.25	103.04	29.90	98.20	38.11 to 81.95	728,778	459,800
01-JAN-14 To 31-MAR-14	8	62.66	63.82	59.86	21.07	106.62	36.58	88.41	36.58 to 88.41	688,668	412,238
01-APR-14 To 30-JUN-14	5	69.29	66.31	65.67	06.78	100.97	56.12	73.07	N/A	687,810	451,700
01-JUL-14 To 30-SEP-14	6	77.59	67.69	68.04	22.66	99.49	35.03	89.66	35.03 to 89.66	460,182	313,117
01-OCT-14 To 31-DEC-14	6	55.29	52.39	53.43	24.13	98.05	27.25	69.80	27.25 to 69.80	699,777	373,883
01-JAN-15 To 31-MAR-15	7	63.10	62.32	57.88	18.73	107.67	37.76	86.97	37.76 to 86.97	632,591	366,129
01-APR-15 To 30-JUN-15											
01-JUL-15 To 30-SEP-15	1	73.85	73.85	73.85	00.00	100.00	73.85	73.85	N/A	325,000	240,000
01-OCT-15 To 31-DEC-15											
01-JAN-16 To 31-MAR-16											
01-APR-16 To 30-JUN-16											
01-JUL-16 To 30-SEP-16											
Study Yrs											
01-OCT-13 To 30-SEP-14	29	69.29	65.46	63.34	19.97	103.35	29.90	98.20	56.12 to 76.21	655,078	414,934
01-OCT-14 To 30-SEP-15	14	61.52	58.89	56.37	20.89	104.47	27.25	86.97	39.26 to 72.54	639,414	360,443
01-OCT-15 To 30-SEP-16											
Calendar Yrs											
01-JAN-14 To 31-DEC-14	25	63.55	62.50	60.84	22.28	102.73	27.25	89.66	55.15 to 73.07	636,326	387,136
01-JAN-15 To 31-DEC-15	8	65.78	63.77	58.97	17.77	108.14	37.76	86.97	37.76 to 86.97	594,142	350,363
ALL	43	67.46	63.32	61.11	20.52	103.62	27.25	98.20	57.44 to 71.81	649,978	397,193

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	43	67.46	63.32	61.11	20.52	103.62	27.25	98.20	57.44 to 71.81	649,978	397,193
ALL	43	67.46	63.32	61.11	20.52	103.62	27.25	98.20	57.44 to 71.81	649,978	397,193

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Dry											
County	11	63.27	61.65	61.05	13.47	100.98	37.76	81.95	50.01 to 69.80	717,100	437,818
1	11	63.27	61.65	61.05	13.47	100.98	37.76	81.95	50.01 to 69.80	717,100	437,818
Grass											
County	1	39.26	39.26	39.26	00.00	100.00	39.26	39.26	N/A	420,000	164,900
1	1	39.26	39.26	39.26	00.00	100.00	39.26	39.26	N/A	420,000	164,900
ALL	43	67.46	63.32	61.11	20.52	103.62	27.25	98.20	57.44 to 71.81	649,978	397,193

55 Lancaster
AGRICULTURAL LAND

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 43
 Total Sales Price : 27,949,063
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 Total Assessed Value : 17,079,300
 Avg. Adj. Sales Price : 649,978
 Avg. Assessed Value : 397,193

MEDIAN : 67
 WGT. MEAN : 61
 MEAN : 63
 COD : 20.52
 PRD : 103.62

COV : 27.64
 STD : 17.50
 Avg. Abs. Dev : 13.84
 MAX Sales Ratio : 98.20
 MIN Sales Ratio : 27.25

95% Median C.I. : 57.44 to 71.81
 95% Wgt. Mean C.I. : 41.04 to 81.18
 95% Mean C.I. : 58.09 to 68.55

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80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Dry_____											
County	26	69.29	68.15	65.15	15.21	104.60	36.58	89.66	63.27 to 76.21	639,272	416,477
1	26	69.29	68.15	65.15	15.21	104.60	36.58	89.66	63.27 to 76.21	639,272	416,477
_____Grass_____											
County	2	38.87	38.87	38.84	01.03	100.08	38.47	39.26	N/A	443,700	172,350
1	2	38.87	38.87	38.84	01.03	100.08	38.47	39.26	N/A	443,700	172,350
_____ALL_____	43	67.46	63.32	61.11	20.52	103.62	27.25	98.20	57.44 to 71.81	649,978	397,193

Lancaster County 2017 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Lancaster	1	7125	6746	6367	6023	5597	5218	4834	4486	6131
Butler	1	7324	6525	6315	6172	6168	6115	5305	5173	6604
Cass	1	6340	6130	5600	5565	4930	4900	4295	4260	5816
Gage	1	6157	6204	5974	5979	5133	5155	4749	4727	5768
Johnson	1	7344	5957	6820	5465	4321	n/a	3250	2770	5217
Otoe	8000	5600	5600	5500	5500	5000	5000	4200	4200	5215
Saline	3	7623	7622	7516	7268	6571	5500	5494	5245	7258
Saunders	1	6320	6104	5844	5455	5270	4466	3910	3670	5152
Saunders	3	6930	6691	6453	5910	5740	5016	4516	4060	6083
Seward	1	7600	7500	7200	7149	6900	n/a	5300	4789	7066

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Lancaster	1	5689	5343	4974	4630	4496	3747	3369	3364	4620
Butler	1	6300	5300	5199	5076	4598	4298	3400	3300	4795
Cass	1	5255	5100	4999	4600	4465	4305	4010	3780	4747
Gage	1	4464	4465	3859	3860	3250	3250	2580	2580	3588
Johnson	1	4212	3897	3810	3446	3012	3312	2500	1870	3174
Otoe	8000	4600	4600	4350	4300	4200	4200	3600	3200	4244
Saline	3	4393	4389	3949	3892	3818	3398	3393	3248	4014
Saunders	1	5834	5605	5400	4858	4655	3917	3506	3253	4404
Saunders	3	5883	5656	5438	5036	4821	4100	3708	3492	4831

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Lancaster	1	2555	2762	2669	2396	2177	1815	1431	1368	2005
Butler	1	2646	2597	2556	2543	2493	2448	2373	2348	2419
Cass	1	2420	2370	2280	2200	2110	2085	1870	1615	2140
Gage	1	2185	2185	1990	1990	1805	1805	1675	1675	1803
Johnson	1	2810	2740	2280	1974	1903	1980	1880	1410	1888
Otoe	8000	2290	2250	2180	2160	2030	2000	1750	1550	1999
Saline	3	1974	1999	1973	1974	1925	1723	1699	1598	1802
Saunders	1	1923	2602	2067	2501	2036	2223	1727	2105	2003
Saunders	3	1901	2607	1962	2501	2171	2256	1661	2119	2131
Seward	1	2101	2096	2002	2000	1799	1800	1701	1600	1743

Source: 2017 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

AGRICULTURAL SAMPLE

Type : Qualified

Number of Sales :	100	Median :	70	COV :	26.85	95% Median C.I. :	67.78 to 73.64
Total Sales Price :	65,088,335	Wgt. Mean :	68	STD :	18.65	95% Wgt. Mean C.I. :	58.23 to 77.45
Total Adj. Sales Price :	66,086,735	Mean :	69	Avg. Abs.Dev :	13.73	95% Mean C.I. :	65.79 to 73.11
Total Assessed Value :	44,833,359						
Avg. Adj. Sales Price :	660,867	COD :	19.52	MAX Sales Ratio :	130.28		
Avg. Assessed Value :	448,334	PRD :	102.37	MIN Sales Ratio :	27.25		

Printed : 04/09/2017

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2013 To 12/31/2013	18	70.55	69.13	68.23	15.86	101.32	29.90	98.20	65.48 to 78.93	700,933	478,264
01/01/2014 To 03/31/2014	11	69.73	70.64	64.69	22.85	109.20	36.58	124.87	49.00 to 88.41	656,126	424,435
04/01/2014 To 06/30/2014	12	71.27	71.50	71.20	15.48	100.42	42.77	101.20	61.58 to 80.06	721,954	514,050
07/01/2014 To 09/30/2014	8	77.59	76.25	74.67	26.12	102.12	35.03	130.28	35.03 to 130.28	545,282	407,171
10/01/2014 To 12/31/2014	13	59.94	60.55	59.74	21.34	101.36	27.25	90.12	50.19 to 74.19	631,352	377,161
01/01/2015 To 03/31/2015	14	68.12	66.86	63.72	17.70	104.93	37.76	95.64	50.01 to 77.64	501,142	319,303
04/01/2015 To 06/30/2015	7	73.64	67.53	67.08	20.08	100.67	37.81	96.93	37.81 to 96.93	568,437	381,292
07/01/2015 To 09/30/2015	1	79.12	79.12	79.12		100.00	79.12	79.12	N/A	440,000	348,117
10/01/2015 To 12/31/2015	5	58.98	57.58	58.84	11.14	97.86	48.49	71.39	N/A	908,168	534,324
01/01/2016 To 03/31/2016	4	80.03	76.40	74.36	06.35	102.74	63.45	82.09	N/A	741,200	551,154
04/01/2016 To 06/30/2016	5	76.10	82.69	79.84	17.61	103.57	67.30	110.38	N/A	1,003,719	801,323
07/01/2016 To 09/30/2016	2	86.97	86.97	80.80	17.89	107.64	71.41	102.53	N/A	530,000	428,264
<u>Study Yrs</u>											
10/01/2013 To 09/30/2014	49	71.93	71.21	69.09	19.49	103.07	29.90	130.28	69.15 to 76.82	670,610	463,337
10/01/2014 To 09/30/2015	35	67.78	65.00	63.08	19.58	103.04	27.25	96.93	57.64 to 74.11	561,218	354,014
10/01/2015 To 09/30/2016	16	71.40	73.81	71.70	18.19	102.94	48.49	110.38	59.49 to 82.09	849,015	608,711
<u>Calendar Yrs</u>											
01/01/2014 To 12/31/2014	44	69.80	68.91	66.77	21.89	103.21	27.25	130.28	61.58 to 74.31	646,606	431,769
01/01/2015 To 12/31/2015	27	67.78	65.77	63.59	19.00	103.43	37.76	96.93	57.44 to 76.49	591,699	376,260

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	100	70.34	69.45	67.84	19.52	102.37	27.25	130.28	67.78 to 73.64	660,867	448,334

AGRICULTURAL SAMPLE

Type : Qualified

Number of Sales :	100	Median :	70	COV :	26.85	95% Median C.I. :	67.78 to 73.64
Total Sales Price :	65,088,335	Wgt. Mean :	68	STD :	18.65	95% Wgt. Mean C.I. :	58.23 to 77.45
Total Adj. Sales Price :	66,086,735	Mean :	69	Avg. Abs.Dev :	13.73	95% Mean C.I. :	65.79 to 73.11
Total Assessed Value :	44,833,359						
Avg. Adj. Sales Price :	660,867	COD :	19.52	MAX Sales Ratio :	130.28		
Avg. Assessed Value :	448,334	PRD :	102.37	MIN Sales Ratio :	27.25		

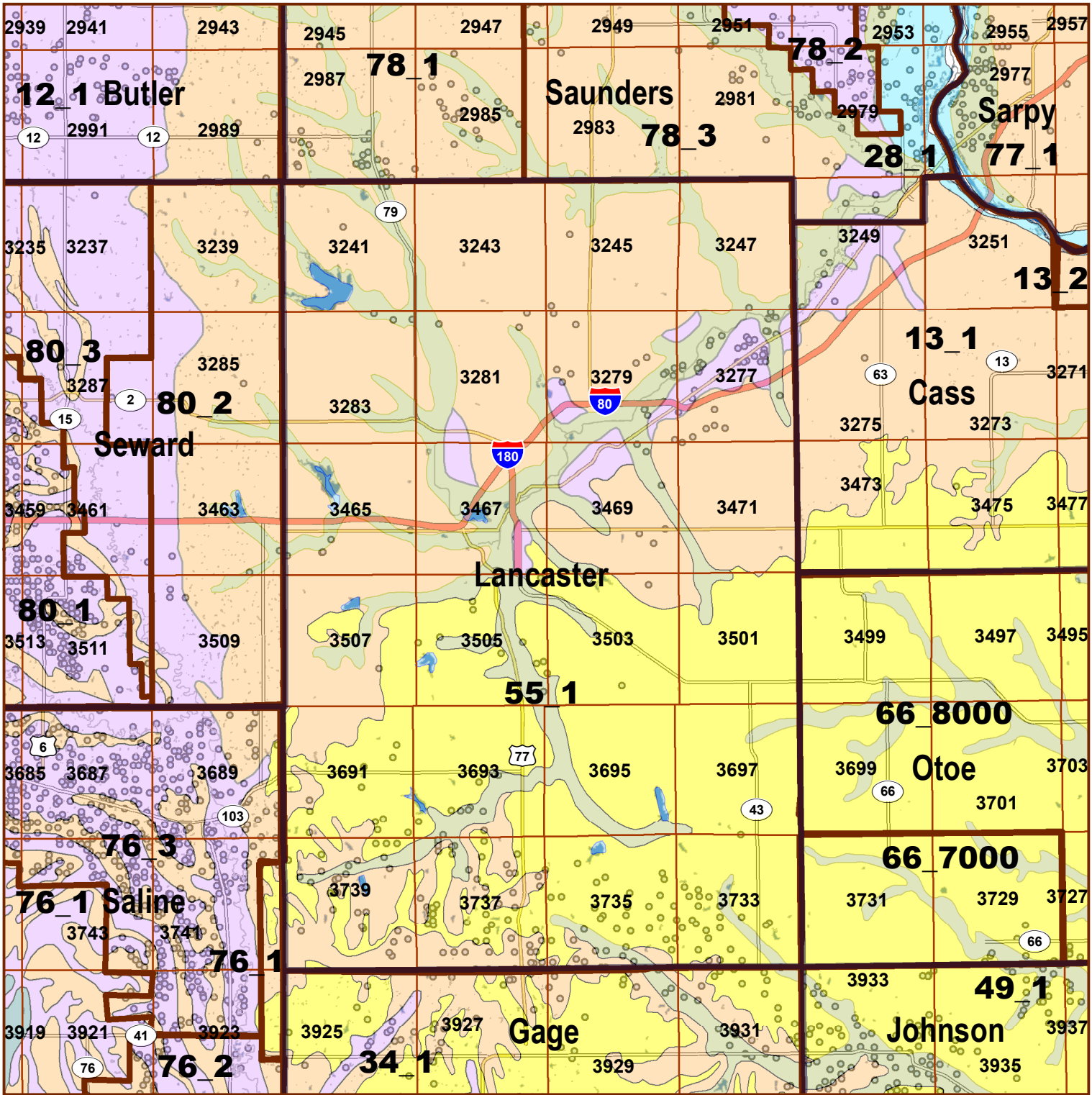
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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	1	80.87	80.87	80.87		100.00	80.87	80.87	N/A	659,000	532,947
1	1	80.87	80.87	80.87		100.00	80.87	80.87	N/A	659,000	532,947
<u>Dry</u>											
County	24	69.80	68.73	66.60	14.05	103.20	37.76	102.53	63.10 to 76.49	677,775	451,405
1	24	69.80	68.73	66.60	14.05	103.20	37.76	102.53	63.10 to 76.49	677,775	451,405
<u>Grass</u>											
County	5	42.81	46.64	43.33	16.94	107.64	37.81	67.30	N/A	364,268	157,842
1	5	42.81	46.64	43.33	16.94	107.64	37.81	67.30	N/A	364,268	157,842
<u>ALL</u>											
10/01/2013 To 09/30/2016	100	70.34	69.45	67.84	19.52	102.37	27.25	130.28	67.78 to 73.64	660,867	448,334

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	5	73.14	72.60	68.61	09.47	105.82	58.98	81.39	N/A	1,093,000	749,865
1	5	73.14	72.60	68.61	09.47	105.82	58.98	81.39	N/A	1,093,000	749,865
<u>Dry</u>											
County	54	72.64	73.44	70.42	16.45	104.29	36.58	130.28	69.29 to 76.82	691,191	486,729
1	54	72.64	73.44	70.42	16.45	104.29	36.58	130.28	69.29 to 76.82	691,191	486,729
<u>Grass</u>											
County	9	42.81	45.83	43.58	13.78	105.16	37.81	67.30	38.47 to 49.56	355,749	155,052
1	9	42.81	45.83	43.58	13.78	105.16	37.81	67.30	38.47 to 49.56	355,749	155,052
<u>ALL</u>											
10/01/2013 To 09/30/2016	100	70.34	69.45	67.84	19.52	102.37	27.25	130.28	67.78 to 73.64	660,867	448,334



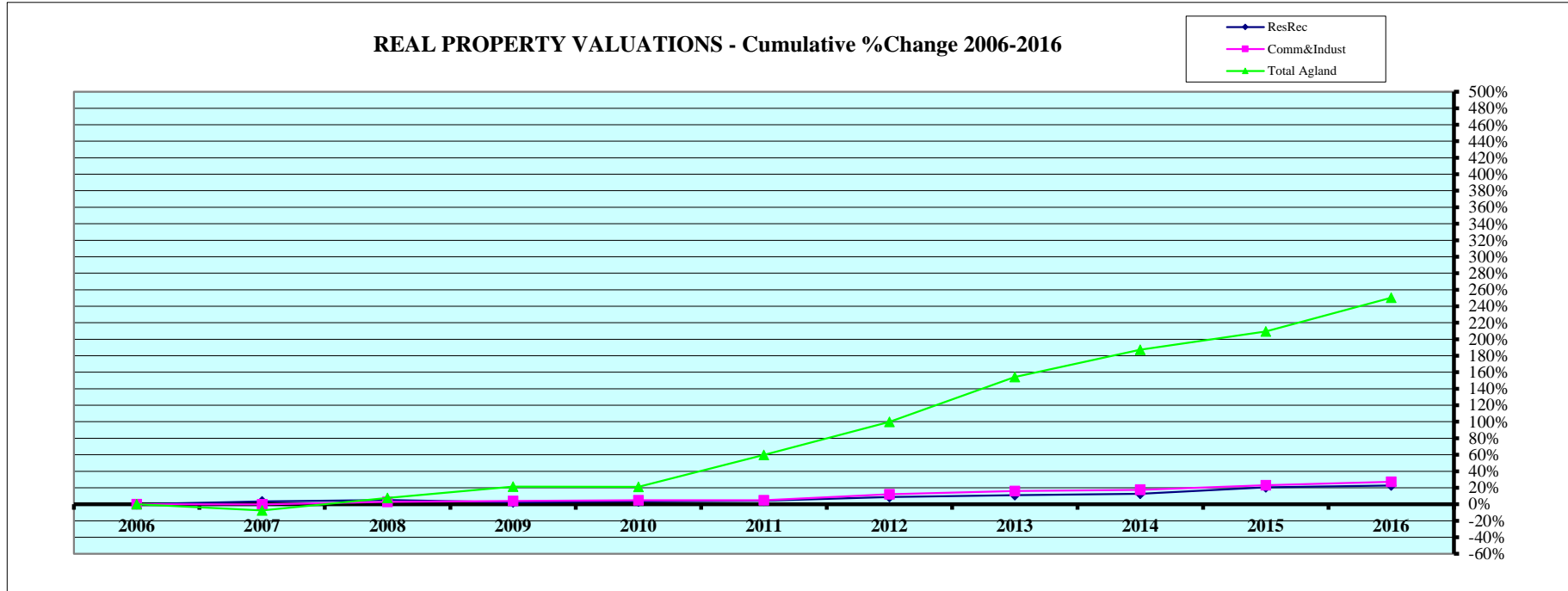
Legend

- County Lines
- Market Areas
- Geo Codes
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Moderately well drained silty soils with clayey subsoils on uplands
- Well drained silty soils formed in loess on uplands
- Well drained silty soils formed in loess and alluvium on stream terraces
- Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands
- Excessively drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
- Excessively drained sandy soils formed in eolian sands on uplands in sandhills
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Lakes and Ponds
- Irrigation Wells

Lancaster County Map



REAL PROPERTY VALUATIONS - Cumulative %Change 2006-2016



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2006	11,878,778,724	--	--	--	4,395,949,794	--	--	--	452,089,015	--	--	--
2007	12,300,635,710	421,856,986	3.55%	3.55%	4,387,573,939	-8,375,855	-0.19%	-0.19%	418,181,785	-33,907,230	-7.50%	-7.50%
2008	12,498,157,675	197,521,965	1.61%	5.21%	4,526,411,570	138,837,631	3.16%	2.97%	486,146,375	67,964,590	16.25%	7.53%
2009	12,154,404,900	-343,752,775	-2.75%	2.32%	4,574,088,900	47,677,330	1.05%	4.05%	548,663,700	62,517,325	12.86%	21.36%
2010	12,269,636,272	115,231,372	0.95%	3.29%	4,613,036,254	38,947,354	0.85%	4.94%	547,846,400	-817,300	-0.15%	21.18%
2011	12,387,680,348	118,044,076	0.96%	4.28%	4,609,183,301	-3,852,953	-0.08%	4.85%	722,916,600	175,070,200	31.96%	59.91%
2012	12,917,564,759	529,884,411	4.28%	8.74%	4,926,833,720	317,650,419	6.89%	12.08%	903,513,200	180,596,600	24.98%	99.85%
2013	13,169,581,568	252,016,809	1.95%	10.87%	5,106,610,580	179,776,860	3.65%	16.17%	1,149,661,600	246,148,400	27.24%	154.30%
2014	13,392,746,841	223,165,273	1.69%	12.75%	5,160,576,496	53,965,916	1.06%	17.39%	1,298,595,200	148,933,600	12.95%	187.24%
2015	14,300,709,448	907,962,607	6.78%	20.39%	5,412,682,869	252,106,373	4.89%	23.13%	1,399,285,900	100,690,700	7.75%	209.52%
2016	14,578,018,652	277,309,204	1.94%	22.72%	5,592,453,026	179,770,157	3.32%	27.22%	1,583,850,896	184,564,996	13.19%	250.34%

Rate Annual %chg: Residential & Recreational **2.07%**

Commercial & Industrial **2.44%**

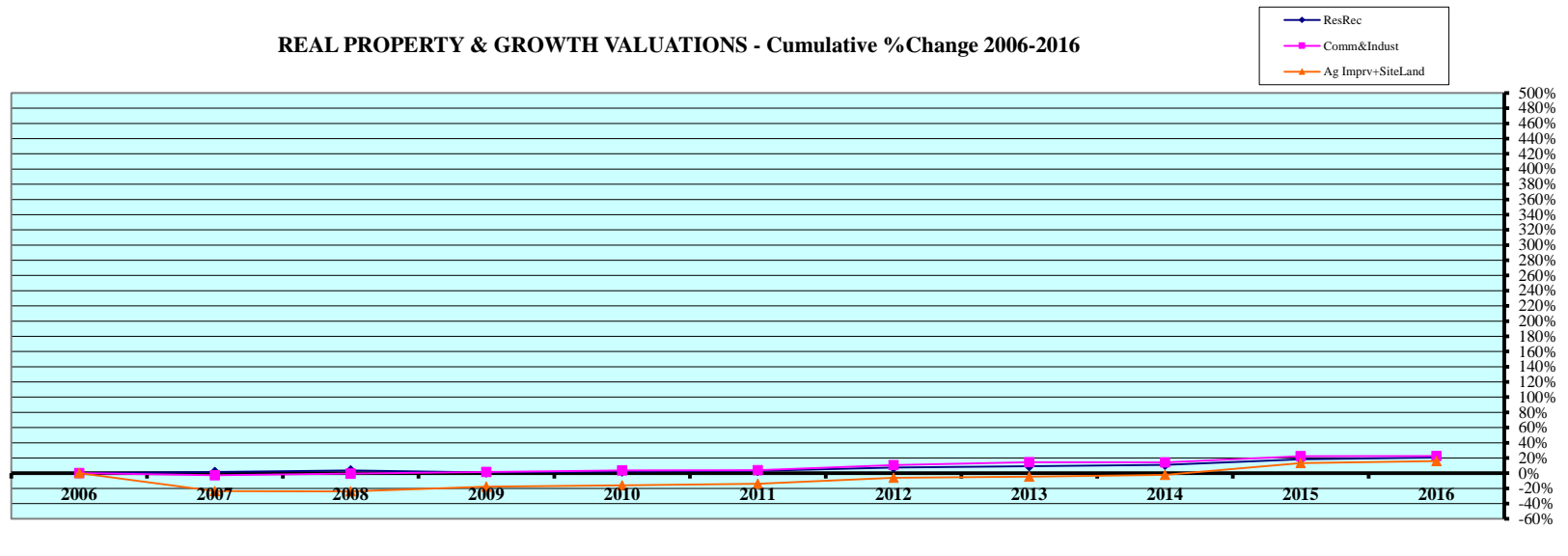
Agricultural Land **13.36%**

Cnty# **55**
County **LANCASTER**

CHART 1 EXHIBIT 55B Page 1

(1) Residential & Recreational excludes Agric. dwelling & farm home site land. Commercial & Industrial excludes minerals. Agricultural land includes irrigated, dry, grass, waste, & other agland, excludes farm site land.

REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2006-2016



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2006	11,878,778,724	345,967,387	2.91%	11,532,811,337	--	--	4,395,949,794	125,533,139	2.86%	4,270,416,655	--	--
2007	12,300,635,710	236,945,043	1.93%	12,063,690,667	1.56%	1.56%	4,387,573,939	112,190,306	2.56%	4,275,383,633	-2.74%	-2.74%
2008	12,498,157,675	201,382,699	1.61%	12,296,774,976	-0.03%	3.52%	4,526,411,570	149,213,971	3.30%	4,377,197,599	-0.24%	-0.43%
2009	12,154,404,900	152,668,214	1.26%	12,001,736,686	-3.97%	1.04%	4,574,088,900	111,116,094	2.43%	4,462,972,806	-1.40%	1.52%
2010	12,269,636,272	133,299,809	1.09%	12,136,336,463	-0.15%	2.17%	4,613,036,254	60,095,754	1.30%	4,552,940,500	-0.46%	3.57%
2011	12,387,680,348	142,137,686	1.15%	12,245,542,662	-0.20%	3.09%	4,609,183,301	40,632,444	0.88%	4,568,550,857	-0.96%	3.93%
2012	12,917,564,759	148,871,674	1.15%	12,768,693,085	3.08%	7.49%	4,926,833,720	67,245,234	1.36%	4,859,588,486	5.43%	10.55%
2013	13,169,581,568	191,604,133	1.45%	12,977,977,435	0.47%	9.25%	5,106,610,580	78,802,610	1.54%	5,027,807,970	2.05%	14.37%
2014	13,392,746,841	227,236,785	1.70%	13,165,510,056	-0.03%	10.83%	5,160,576,496	137,440,168	2.66%	5,023,136,328	-1.63%	14.27%
2015	14,300,709,448	255,687,906	1.79%	14,045,021,542	4.87%	18.24%	5,412,682,869	37,513,939	0.69%	5,375,168,930	4.16%	22.28%
2016	14,578,018,652	250,776,578	1.72%	14,327,242,074	0.19%	20.61%	5,592,453,026	206,209,727	3.69%	5,386,243,299	-0.49%	22.53%
Rate Ann%chg	2.07%						0.58%					
							2.44%					
							C & I w/o growth					
							0.37%					

Tax Year	Ag Improvements & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2006	446,883,652	33,874,341	480,757,993	18,576,398	3.86%	462,181,595	--	--
2007	360,020,201	23,894,177	383,914,378	15,996,864	4.17%	367,917,514	-23.47%	-23.47%
2008	347,695,858	29,954,363	377,650,221	12,234,909	3.24%	365,415,312	-4.82%	-23.99%
2009	379,720,000	25,277,800	404,997,800	9,451,067	2.33%	395,546,733	4.74%	-17.72%
2010	390,083,000	24,578,700	414,661,700	10,618,977	2.56%	404,042,723	-0.24%	-15.96%
2011	328,297,000	96,004,000	424,301,000	11,213,400	2.64%	413,087,600	-0.38%	-14.08%
2012	415,474,100	43,618,600	459,092,700	8,141,988	1.77%	450,950,712	6.28%	-6.20%
2013	429,234,600	39,870,300	469,104,900	10,146,418	2.16%	458,958,482	-0.03%	-4.53%
2014	445,204,500	35,697,400	480,901,900	10,929,406	2.27%	469,972,494	0.18%	-2.24%
2015	512,050,100	44,707,800	556,757,900	12,482,453	2.24%	544,275,447	13.18%	13.21%
2016	518,807,800	51,597,705	570,405,505	13,147,215	2.30%	557,258,290	0.09%	15.91%
Rate Ann%chg	1.50%	4.30%	1.72%	Ag Imprv+Site w/o growth			-0.45%	

(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property.

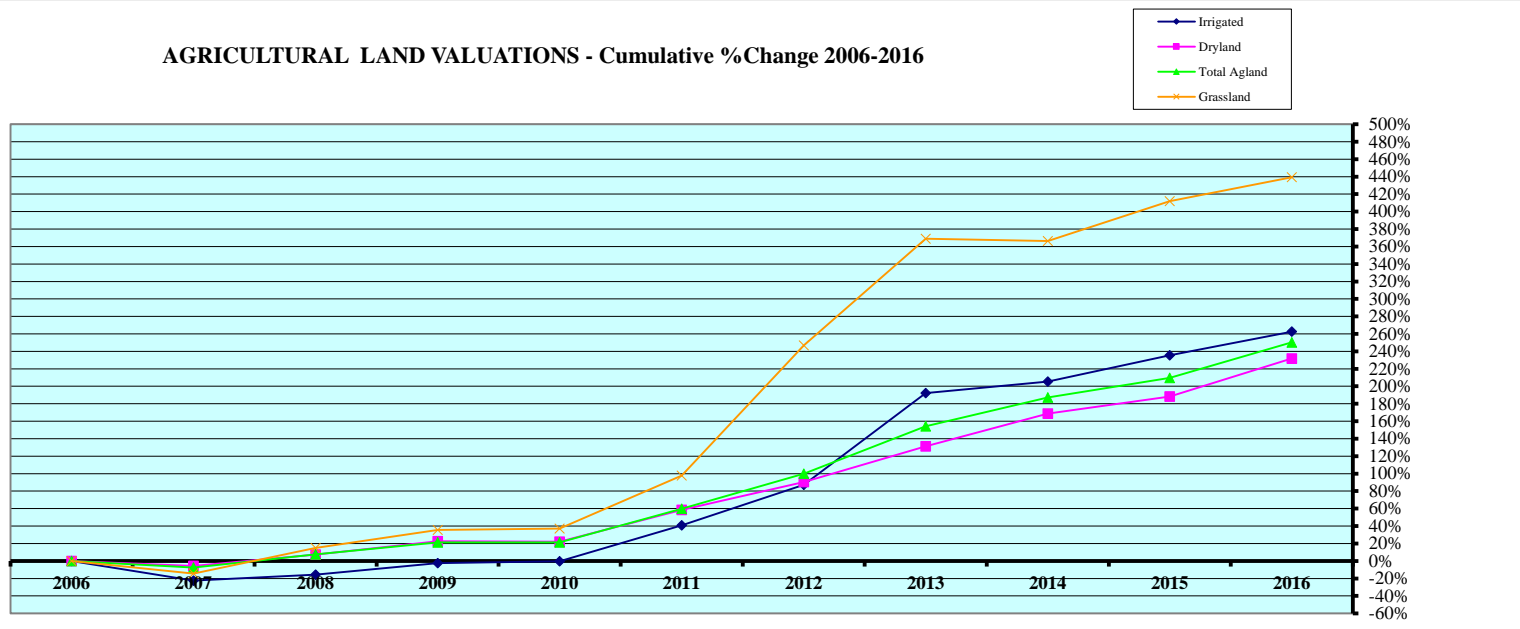
Sources:
Value; 2006 - 2016 CTL
Growth Value; 2006-2016 Abstract of Asmnt Rpt.

NE Dept. of Revenue, Property Assessment Division
Prepared as of 03/01/2017

Cnty# 55
County LANCASTER

CHART 2

AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2006-2016



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2006	33,554,934	--	--	--	387,503,485	--	--	--	29,016,331	--	--	--
2007	26,030,741	-7,524,193	-22.42%	-22.42%	365,544,380	-21,959,105	-5.67%	-5.67%	24,836,175	-4,180,156	-14.41%	-14.41%
2008	28,350,612	2,319,871	8.91%	-15.51%	415,913,578	50,369,198	13.78%	7.33%	33,340,675	8,504,500	34.24%	14.90%
2009	32,757,736	4,407,124	15.55%	-2.38%	474,781,091	58,867,513	14.15%	22.52%	39,294,630	5,953,955	17.86%	35.42%
2010	33,412,915	655,179	2.00%	-0.42%	472,830,316	-1,950,775	-0.41%	22.02%	39,775,390	480,760	1.22%	37.08%
2011	47,213,106	13,800,191	41.30%	40.70%	614,469,577	141,639,261	29.96%	58.57%	57,404,893	17,629,503	44.32%	97.84%
2012	62,817,573	15,604,467	33.05%	87.21%	738,171,849	123,702,272	20.13%	90.49%	100,639,386	43,234,493	75.31%	246.84%
2013	98,027,389	35,209,816	56.05%	192.14%	896,410,405	158,238,556	21.44%	131.33%	136,096,782	35,457,396	35.23%	369.04%
2014	102,451,744	4,424,355	4.51%	205.33%	1,041,670,226	145,259,821	16.20%	168.82%	135,283,681	-813,101	-0.60%	366.23%
2015	112,549,748	10,098,004	9.86%	235.42%	1,117,128,144	75,457,918	7.24%	188.29%	148,557,800	13,274,119	9.81%	411.98%
2016	121,644,841	9,095,093	8.08%	262.52%	1,286,040,036	168,911,892	15.12%	231.88%	156,486,045	7,928,245	5.34%	439.30%

Rate Ann.%chg: Irrigated Dryland Grassland

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2006	2,014,265	--	--	--	0	--	--	--	452,089,015	--	--	--
2007	1,770,489	-243,776	-12.10%	-12.10%	0	0			418,181,785	-33,907,230	-7.50%	-7.50%
2008	1,763,489	-7,000	-0.40%	-12.45%	6,778,021	6,778,021			486,146,375	67,964,590	16.25%	7.53%
2009	1,830,243	66,754	3.79%	-9.14%	0	-6,778,021	-100.00%		548,663,700	62,517,325	12.86%	21.36%
2010	1,827,779	-2,464	-0.13%	-9.26%	0	0			547,846,400	-817,300	-0.15%	21.18%
2011	1,849,124	21,345	1.17%	-8.20%	1,979,900	1,979,900			722,916,600	175,070,200	31.96%	59.91%
2012	1,884,392	35,268	1.91%	-6.45%	0	-1,979,900	-100.00%		903,513,200	180,596,600	24.98%	99.85%
2013	19,127,024	17,242,632	915.02%	849.58%	0	0			1,149,661,600	246,148,400	27.24%	154.30%
2014	19,189,549	62,525	0.33%	852.68%	0	0			1,298,595,200	148,933,600	12.95%	187.24%
2015	21,050,208	1,860,659	9.70%	945.06%	0	0			1,399,285,900	100,690,700	7.75%	209.52%
2016	19,679,974	-1,370,234	-6.51%	877.03%	0	0			1,583,850,896	184,564,996	13.19%	250.34%

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Rate Ann.%chg: Total Agric Land

AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2006-2016 (from County Abstract Reports)⁽¹⁾

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2006	33,750,660	16,129	2,093			392,436,578	305,101	1,286			28,815,613	60,591	476		
2007	26,148,297	15,742	1,661	-20.62%	-20.62%	360,586,013	299,389	1,204	-6.36%	-6.36%	26,261,683	58,789	447	-6.07%	-6.07%
2008	28,379,640	15,542	1,826	9.93%	-12.74%	423,932,584	293,847	1,443	19.78%	12.16%	33,515,557	55,501	604	35.18%	26.98%
2009	32,789,030	15,364	2,134	16.88%	1.99%	474,929,803	294,089	1,615	11.94%	25.55%	38,700,397	56,834	681	12.76%	43.18%
2010	32,588,653	15,262	2,135	0.06%	2.04%	473,565,260	293,779	1,612	-0.18%	25.32%	39,601,221	57,993	683	0.28%	43.59%
2011	47,130,272	17,971	2,623	22.82%	25.33%	615,699,479	293,092	2,101	30.32%	63.32%	57,104,875	56,980	1,002	46.76%	110.73%
2012	62,989,621	18,032	3,493	33.20%	66.94%	739,149,527	279,062	2,649	26.09%	105.92%	100,076,413	71,454	1,401	39.75%	194.50%
2013	98,031,906	17,928	5,468	56.53%	161.31%	897,333,937	274,944	3,264	23.22%	153.74%	135,756,410	75,337	1,802	28.66%	278.90%
2014	102,185,334	18,704	5,463	-0.09%	161.08%	1,043,353,640	273,268	3,818	16.99%	196.84%	136,603,555	75,687	1,805	0.16%	279.50%
2015	112,522,476	19,072	5,900	7.99%	181.95%	1,120,201,903	271,606	4,124	8.02%	220.65%	148,541,012	76,093	1,952	8.16%	310.47%
2016	122,750,145	19,138	6,414	8.72%	206.52%	1,286,659,923	269,939	4,766	15.57%	270.57%	156,870,865	76,657	2,046	4.83%	330.30%

Rate Annual %chg Average Value/Acre: 11.85%

14.00%

15.71%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2006	2,015,653	25,228	80			0	0				457,018,504	407,049	1,123		
2007	1,841,443	24,571	75	-6.20%	-6.20%	0	0				414,837,436	398,492	1,041	-7.28%	-7.28%
2008	1,763,040	23,573	75	-0.20%	-6.40%	0	0				487,590,821	388,464	1,255	20.57%	11.79%
2009	1,810,171	24,174	75	0.12%	-6.28%	0	0				548,229,401	390,460	1,404	11.86%	25.05%
2010	1,831,866	24,327	75	0.56%	-5.75%	0	0				547,587,000	391,360	1,399	-0.35%	24.62%
2011	1,850,474	24,680	75	-0.43%	-6.16%	0	0				721,785,100	392,722	1,838	31.35%	63.69%
2012	1,881,339	25,125	75	-0.13%	-6.28%	0	0				904,096,900	393,672	2,297	24.96%	104.55%
2013	19,152,747	25,557	749	900.83%	837.96%	0	0				1,150,275,000	393,766	2,921	27.20%	160.18%
2014	19,262,171	25,699	750	0.02%	838.11%	0	0				1,301,404,700	393,358	3,308	13.26%	194.67%
2015	21,085,705	26,047	810	8.00%	913.18%	0	0				1,402,351,096	392,818	3,570	7.90%	217.96%
2016	19,691,338	26,271	750	-7.41%	838.12%	0	0				1,585,972,271	392,005	4,046	13.33%	260.34%

55
LANCASTER

Rate Annual %chg Average Value/Acre: 13.68%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2006 - 2016 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2017

2016 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
285,407	LANCASTER	741,843,589	163,468,806	188,217,116	14,578,018,652	5,212,169,191	380,283,835	0	1,583,850,896	518,807,800	51,597,705	0	23,418,257,589
cnty.sector.value % of total value:		3.17%	0.70%	0.80%	62.25%	22.26%	1.62%		6.76%	2.22%	0.22%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
719	BENNET	1,581,366	292,292	35,397	44,490,300	4,971,800	0	0	0	0	0	0	51,371,155
0.25%	%sector of county sector	0.21%	0.18%	0.02%	0.31%	0.10%							0.22%
	%sector of municipality	3.08%	0.57%	0.07%	86.61%	9.68%							100.00%
154	DAVEY	80,661	58,125	10,531	6,567,300	858,600	20,800	0	0	0	0	0	7,596,017
0.05%	%sector of county sector	0.01%	0.04%	0.01%	0.05%	0.02%	0.01%						0.03%
	%sector of municipality	1.06%	0.77%	0.14%	86.46%	11.30%	0.27%						100.00%
190	DENTON	49,684	255,037	608,269	8,894,200	932,600	0	0	0	0	0	0	10,739,790
0.07%	%sector of county sector	0.01%	0.16%	0.32%	0.06%	0.02%							0.05%
	%sector of municipality	0.46%	2.37%	5.66%	82.82%	8.68%							100.00%
590	FIRTH	529,012	255,610	417,836	22,354,000	4,119,900	0	0	0	0	0	0	27,676,358
0.21%	%sector of county sector	0.07%	0.16%	0.22%	0.15%	0.08%							0.12%
	%sector of municipality	1.91%	0.92%	1.51%	80.77%	14.89%							100.00%
213	HALLAM	886,861	111,729	13,761	13,252,600	2,873,700	0	0	0	0	0	0	17,138,651
0.07%	%sector of county sector	0.12%	0.07%	0.01%	0.09%	0.06%							0.07%
	%sector of municipality	5.17%	0.65%	0.08%	77.33%	16.77%							100.00%
1,657	HICKMAN	839,163	682,381	1,329,485	117,658,200	7,360,650	0	0	171,800	0	0	0	128,041,679
0.58%	%sector of county sector	0.11%	0.42%	0.71%	0.81%	0.14%			0.01%				0.55%
	%sector of municipality	0.66%	0.53%	1.04%	91.89%	5.75%			0.13%				100.00%
258,493	LINCOLN	630,153,861	114,895,347	116,351,029	12,581,628,552	5,091,165,641	352,176,650	0	935,100	237,300	485,100	0	18,888,028,580
90.57%	%sector of county sector	84.94%	70.29%	61.82%	86.31%	97.68%	92.61%		0.06%	0.05%	0.94%		80.66%
	%sector of municipality	3.34%	0.61%	0.62%	66.61%	26.95%	1.86%		0.00%	0.00%	0.00%		100.00%
382	MALCOLM	351,246	85,549	15,500	18,300,000	1,671,200	0	0	0	0	0	0	20,423,495
0.13%	%sector of county sector	0.05%	0.05%	0.01%	0.13%	0.03%							0.09%
	%sector of municipality	1.72%	0.42%	0.08%	89.60%	8.18%							100.00%
256	PANAMA	26,023	117,326	14,866	12,087,700	967,300	0	0	0	0	0	0	13,213,215
0.09%	%sector of county sector	0.00%	0.07%	0.01%	0.08%	0.02%							0.06%
	%sector of municipality	0.20%	0.89%	0.11%	91.48%	7.32%							100.00%
167	RAYMOND	578,393	154,114	365,984	7,373,900	751,800	0	0	0	0	0	0	9,224,191
0.06%	%sector of county sector	0.08%	0.09%	0.19%	0.05%	0.01%							0.04%
	%sector of municipality	6.27%	1.67%	3.97%	79.94%	8.15%							100.00%
220	ROCA	71,205	112,798	419,541	10,829,200	1,140,000	0	0	0	0	0	0	12,572,744
0.08%	%sector of county sector	0.01%	0.07%	0.22%	0.07%	0.02%							0.05%
	%sector of municipality	0.57%	0.90%	3.34%	86.13%	9.07%							100.00%
142	SPRAGUE	408,382	66,099	11,976	6,216,700	394,800	0	0	0	0	0	0	7,097,957
0.05%	%sector of county sector	0.06%	0.04%	0.01%	0.04%	0.01%							0.03%
	%sector of municipality	5.75%	0.93%	0.17%	87.58%	5.56%							100.00%
3277	WAVERLY	18,795,800	780,383	927,104	185,637,100	32,124,300	14,413,585	0	0	0	0	0	252,678,272
1.15%	%sector of county sector	2.53%	0.48%	0.49%	1.27%	0.62%	3.79%		0.02%	0.05%			1.08%
	%sector of municipality	7.44%	0.31%	0.37%	73.47%	12.71%	5.70%						100.00%
266,460	Total Municipalities	654,351,657	117,866,790	120,521,279	13,035,289,752	5,149,332,291	366,611,035	0	1,106,900	237,300	485,100	0	19,445,802,104
93.36%	%all municip.sect of cnty	88.21%	72.10%	64.03%	89.42%	98.79%	96.40%		0.07%	0.05%	0.94%		83.04%

Sources: 2016 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2016 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2017

Cnty#	County
55	LANCASTER

CHART 5

EXHIBIT

55B

Page 5

Total Real Property Sum Lines 17, 25, & 30	Records : 109,453	Value : 24,318,507,776	Growth 499,370,760	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	5,064	200,296,228	0	0	54	2,070,900	5,118	202,367,128	
02. Res Improve Land	89,383	3,800,843,331	0	0	152	11,740,000	89,535	3,812,583,331	
03. Res Improvements	89,383	12,265,399,623	0	0	152	44,362,600	89,535	12,309,762,223	
04. Res Total	94,447	16,266,539,182	0	0	206	58,173,500	94,653	16,324,712,682	268,478,816
% of Res Total	99.78	99.64	0.00	0.00	0.22	0.36	86.48	67.13	53.76
05. Com UnImp Land	1,616	273,888,610	0	0	5	673,400	1,621	274,562,010	
06. Com Improve Land	5,990	1,339,531,196	0	0	3	527,200	5,993	1,340,058,396	
07. Com Improvements	5,990	3,784,661,653	0	0	3	29,800	5,993	3,784,691,453	
08. Com Total	7,606	5,398,081,459	0	0	8	1,230,400	7,614	5,399,311,859	216,198,094
% of Com Total	99.89	99.98	0.00	0.00	0.11	0.02	6.96	22.20	43.29
09. Ind UnImp Land	12	1,702,800	0	0	0	0	12	1,702,800	
10. Ind Improve Land	196	107,471,685	0	0	0	0	196	107,471,685	
11. Ind Improvements	196	273,036,750	0	0	0	0	196	273,036,750	
12. Ind Total	208	382,211,235	0	0	0	0	208	382,211,235	4,015,920
% of Ind Total	100.00	100.00	0.00	0.00	0.00	0.00	0.19	1.57	0.80
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	94,447	16,266,539,182	0	0	206	58,173,500	94,653	16,324,712,682	268,478,816
% of Res & Rec Total	99.78	99.64	0.00	0.00	0.22	0.36	86.48	67.13	53.76
Com & Ind Total	7,814	5,780,292,694	0	0	8	1,230,400	7,822	5,781,523,094	220,214,014
% of Com & Ind Total	99.90	99.98	0.00	0.00	0.10	0.02	7.15	23.77	44.10
17. Taxable Total	102,261	22,046,831,876	0	0	214	59,403,900	102,475	22,106,235,776	488,692,830
% of Taxable Total	99.79	99.73	0.00	0.00	0.21	0.27	93.62	90.90	97.86

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	327	14,818,482	43,237,718	0	0	0
19. Commercial	309	161,946,959	428,200,041	0	0	0
20. Industrial	15	5,762,635	29,574,465	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	327	14,818,482	43,237,718
19. Commercial	0	0	0	309	161,946,959	428,200,041
20. Industrial	0	0	0	15	5,762,635	29,574,465
21. Other	0	0	0	0	0	0
22. Total Sch II				651	182,528,076	501,012,224

Schedule III : Mineral Interest Records

Mineral Interest	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
23. Producing	0	0	0	0	0	0	0	0	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	0	0	0	0	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	3,428	0	13	3,441

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	4,397	1,109,992,600	4,397	1,109,992,600
28. Ag-Improved Land	0	0	0	0	2,581	581,952,800	2,581	581,952,800
29. Ag Improvements	0	0	0	0	2,581	520,326,600	2,581	520,326,600
30. Ag Total					6,978	2,212,272,000		

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	15	124.39	923,200	15	124.39	923,200	
32. HomeSite Improv Land	2,287	7,289.59	147,472,100	2,287	7,289.59	147,472,100	
33. HomeSite Improvements	2,287	0.00	483,455,100	2,287	0.00	483,455,100	9,951,540
34. HomeSite Total				2,302	7,413.98	631,850,400	
35. FarmSite UnImp Land	132	237.72	2,664,200	132	237.72	2,664,200	
36. FarmSite Improv Land	1,768	638.82	5,544,000	1,768	638.82	5,544,000	
37. FarmSite Improvements	1,768	0.00	36,871,500	1,768	0.00	36,871,500	726,390
38. FarmSite Total				1,900	876.54	45,079,700	
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				4,202	8,290.52	676,930,100	10,677,930

Schedule VII : Agricultural Records :Ag Land Detail - Game & Parks

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	17	1,445.68	2,955,400	17	1,445.68	2,955,400

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Recapture Value N/A	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	6,978	391,123.48	2,212,272,000	6,978	391,123.48	2,212,272,000
44. Market Value	0	0	0	0	0	0

* LB 968 (2006) for tax year 2009 and forward there will be no Recapture value.

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	2,071.66	10.56%	14,759,627	12.27%	7,124.54
46. 1A	5,392.91	27.48%	36,380,522	30.24%	6,745.99
47. 2A1	1,490.58	7.60%	9,490,840	7.89%	6,367.21
48. 2A	5,006.97	25.52%	30,155,005	25.07%	6,022.61
49. 3A1	2,827.25	14.41%	15,824,893	13.15%	5,597.27
50. 3A	377.24	1.92%	1,968,425	1.64%	5,217.96
51. 4A1	2,028.61	10.34%	9,805,523	8.15%	4,833.62
52. 4A	428.25	2.18%	1,921,114	1.60%	4,485.96
53. Total	19,623.47	100.00%	120,305,949	100.00%	6,130.72
Dry					
54. 1D1	18,038.14	6.71%	102,614,072	8.26%	5,688.73
55. 1D	57,173.13	21.27%	305,490,316	24.60%	5,343.25
56. 2D1	11,193.96	4.16%	55,681,987	4.48%	4,974.29
57. 2D	59,907.36	22.28%	277,378,087	22.33%	4,630.12
58. 3D1	71,216.39	26.49%	320,207,490	25.78%	4,496.26
59. 3D	20,456.37	7.61%	76,653,390	6.17%	3,747.16
60. 4D1	27,138.76	10.10%	91,424,587	7.36%	3,368.78
61. 4D	3,703.87	1.38%	12,459,169	1.00%	3,363.82
62. Total	268,827.98	100.00%	1,241,909,098	100.00%	4,619.72
Grass					
63. 1G1	1,804.78	2.37%	4,602,184	3.01%	2,550.00
64. 1G	7,304.35	9.58%	20,154,179	13.17%	2,759.20
65. 2G1	3,005.07	3.94%	8,030,035	5.25%	2,672.16
66. 2G	9,710.29	12.73%	23,396,406	15.28%	2,409.44
67. 3G1	24,370.35	31.95%	53,103,925	34.69%	2,179.04
68. 3G	3,579.64	4.69%	6,497,087	4.24%	1,815.01
69. 4G1	16,224.66	21.27%	23,282,432	15.21%	1,435.00
70. 4G	10,270.31	13.47%	14,022,014	9.16%	1,365.30
71. Total	76,269.45	100.00%	153,088,262	100.00%	2,007.20
Irrigated Total					
Irrigated Total	19,623.47	5.02%	120,305,949	7.84%	6,130.72
Dry Total					
Dry Total	268,827.98	68.73%	1,241,909,098	80.90%	4,619.72
Grass Total					
Grass Total	76,269.45	19.50%	153,088,262	9.97%	2,007.20
72. Waste	26,433.11	6.76%	19,802,162	1.29%	749.14
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	2,132.78	0.55%	0	0.00%	0.00
75. Market Area Total	391,154.01	100.00%	1,535,105,471	100.00%	3,924.56

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	19,623.47	120,305,949	19,623.47	120,305,949
77. Dry Land	0.00	0	0.00	0	268,827.98	1,241,909,098	268,827.98	1,241,909,098
78. Grass	0.00	0	0.00	0	76,269.45	153,088,262	76,269.45	153,088,262
79. Waste	0.00	0	0.00	0	26,433.11	19,802,162	26,433.11	19,802,162
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	0.00	0	2,132.78	0	2,132.78	0
82. Total	0.00	0	0.00	0	391,154.01	1,535,105,471	391,154.01	1,535,105,471

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	19,623.47	5.02%	120,305,949	7.84%	6,130.72
Dry Land	268,827.98	68.73%	1,241,909,098	80.90%	4,619.72
Grass	76,269.45	19.50%	153,088,262	9.97%	2,007.20
Waste	26,433.11	6.76%	19,802,162	1.29%	749.14
Other	0.00	0.00%	0	0.00%	0.00
Exempt	2,132.78	0.55%	0	0.00%	0.00
Total	391,154.01	100.00%	1,535,105,471	100.00%	3,924.56

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 ** Unknown **	5,118	202,367,128	89,535	3,812,583,331	89,535	12,309,762,223	94,653	16,324,712,682	268,478,816
84 Residential Total	5,118	202,367,128	89,535	3,812,583,331	89,535	12,309,762,223	94,653	16,324,712,682	268,478,816

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1 ** Unknown **	1,633	276,264,810	6,189	1,447,530,081	6,189	4,057,728,203	7,822	5,781,523,094	220,214,014
86 Commercial Total	1,633	276,264,810	6,189	1,447,530,081	6,189	4,057,728,203	7,822	5,781,523,094	220,214,014

Schedule XIII : Agricultural Records : Grass Land Detail By Market Area

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	1,804.78	2.37%	4,610,351	3.02%	2,554.52
88. 1G	7,304.35	9.58%	20,173,914	13.20%	2,761.90
89. 2G1	3,005.07	3.94%	8,021,309	5.25%	2,669.26
90. 2G	9,710.29	12.73%	23,268,196	15.22%	2,396.24
91. 3G1	24,370.35	31.95%	53,052,774	34.70%	2,176.94
92. 3G	3,579.64	4.69%	6,496,232	4.25%	1,814.77
93. 4G1	16,224.66	21.27%	23,218,403	15.19%	1,431.06
94. 4G	10,270.31	13.47%	14,047,573	9.19%	1,367.78
95. Total	76,269.45	100.00%	152,888,752	100.00%	2,004.59
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	76,269.45	100.00%	152,888,752	100.00%	2,004.59
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	76,269.45	100.00%	152,888,752	100.00%	2,004.59

**2017 County Abstract of Assessment for Real Property, Form 45
Compared with the 2016 Certificate of Taxes Levied Report (CTL)**

55 Lancaster

	2016 CTL County Total	2017 Form 45 County Total	Value Difference (2017 form 45 - 2016 CTL)	Percent Change	2017 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	14,578,018,652	16,324,712,682	1,746,694,030	11.98%	268,478,816	10.14%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	518,807,800	631,850,400	113,042,600	21.79%	9,951,540	19.87%
04. Total Residential (sum lines 1-3)	15,096,826,452	16,956,563,082	1,859,736,630	12.32%	278,430,356	10.47%
05. Commercial	5,212,169,191	5,399,311,859	187,142,668	3.59%	216,198,094	-0.56%
06. Industrial	380,283,835	382,211,235	1,927,400	0.51%	4,015,920	-0.55%
07. Total Commercial (sum lines 5-6)	5,592,453,026	5,781,523,094	189,070,068	3.38%	220,214,014	-0.56%
08. Ag-Farmsite Land, Outbuildings	51,532,800	45,079,700	-6,453,100	-12.52%	726,390	-13.93%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	64,905	0	-64,905	-100.00%		
11. Total Non-Agland (sum lines 8-10)	51,597,705	45,079,700	-6,518,005	-12.63%	726,390	-14.04%
12. Irrigated	121,644,841	120,305,949	-1,338,892	-1.10%		
13. Dryland	1,286,040,036	1,241,909,098	-44,130,938	-3.43%		
14. Grassland	156,486,045	153,088,262	-3,397,783	-2.17%		
15. Wasteland	19,679,974	19,802,162	122,188	0.62%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	1,583,850,896	1,535,105,471	-48,745,425	-3.08%		
18. Total Value of all Real Property (Locally Assessed)	22,324,728,078	24,318,507,776	1,993,779,698	8.93%	499,370,760	6.69%

2017 Assessment Survey for Lancaster County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	2
2.	Appraiser(s) on staff:
	15
3.	Other full-time employees:
	25 this includes 5 ROD
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$4,178,476
7.	
8.	Amount of the total assessor's budget set aside for appraisal work:
	N/A
9.	
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$137,000
11.	Amount of the assessor's budget set aside for education/workshops:
	\$13,000
12.	Other miscellaneous funds:
	N/A
13.	Amount of last year's assessor's budget not used:
	\$50,396

B. Computer, Automation Information and GIS

1.	Administrative software:
	Orion
2.	CAMA software:
	Orion
3.	Are cadastral maps currently being used?
	GIS electronic maps
4.	If so, who maintains the Cadastral Maps?
	Office Staff
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes; http://lincoln.ne.gov/gis/gisviewer/index.html
7.	Who maintains the GIS software and maps?
	Office staff
8.	Personal Property software:
	Orion

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	All cities and incorporated villages are zoned
4.	When was zoning implemented?
	Approximately 30+ years ago

D. Contracted Services

1.	Appraisal Services:
	In-house
2.	GIS Services:
	In-house
3.	Other services:
	Orion/Eagle(ROD)

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	No
2.	If so, is the appraisal or listing service performed under contract?
	N/A
3.	What appraisal certifications or qualifications does the County require?
	N/A
4.	Have the existing contracts been approved by the PTA?
	N/A
5.	Does the appraisal or listing service providers establish assessed values for the county?
	N/A

2017 Residential Assessment Survey for Lancaster County

1.	Valuation data collection done by:												
	Assessor's appraisal staff												
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center; padding: 5px;"><u>Valuation Grouping</u></th> <th style="text-align: center; padding: 5px;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center; padding: 5px;">1</td> <td style="padding: 5px;">West Lincoln</td> </tr> <tr> <td style="text-align: center; padding: 5px;">2</td> <td style="padding: 5px;">Southeast Lincoln</td> </tr> <tr> <td style="text-align: center; padding: 5px;">3</td> <td style="padding: 5px;">Northeast Lincoln</td> </tr> <tr> <td style="text-align: center; padding: 5px;">4</td> <td style="padding: 5px;">Rural Non-AG</td> </tr> <tr> <td style="text-align: center; padding: 5px;">Ag</td> <td style="padding: 5px;">Agricultural outbuildings and improvements</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	1	West Lincoln	2	Southeast Lincoln	3	Northeast Lincoln	4	Rural Non-AG	Ag	Agricultural outbuildings and improvements
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>												
1	West Lincoln												
2	Southeast Lincoln												
3	Northeast Lincoln												
4	Rural Non-AG												
Ag	Agricultural outbuildings and improvements												
3.	List and describe the approach(es) used to estimate the market value of residential properties.												
	Market comparison approach to value is used by the county to establish the assessed value for the residential properties, utilizing automated market modeling and multiple regression analysis.												
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?												
	The Cost approach is available in the counties CAMA program but is a secondary approach given little weight for assessment purposes.												
5.	Are individual depreciation tables developed for each valuation grouping?												
	No, the County gives minimal weight to the cost approach in determining market value.												
6.	Describe the methodology used to determine the residential lot values?												
	Market sales analysis and field rating of each parcels land characteristics tied to market value based tables.												
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?												
	Market sales analysis. If a Form 191 is filed discount cash flow is used to set a standard County wide adjustment to individual market sales.												

8.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2015	2016	2016	2010-2015
	2	2015	2016	2016	2010-2015
	3	2015	2016	2016	2010-2015
	4	2015	2016	2016	2010-2015
	Ag	2015	2016	2016	2010-2015

The valuation groups are based on geographic areas in Lincoln and in the county.

2017 Commercial Assessment Survey for Lancaster County

1.	Valuation data collection done by:																												
	The assessors appraisal staff																												
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:																												
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3.	List and describe the approach(es) used to estimate the market value of commercial properties.																												
	Lancaster County uses the cost and income approaches for the valuation of all commercial properties.																												
3a.	Describe the process used to determine the value of unique commercial properties.																												
	The county relies on appraisers in their office that have the experience to value the unique properties in the County.																												
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																												
	The county develops a depreciation model during each reappraisal cycle.																												
5.	Are individual depreciation tables developed for each valuation grouping?																												
	No																												
6.	Describe the methodology used to determine the commercial lot values.																												
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	Three of the value groups originate from geographic areas in Lincoln, while the fourth includes the small towns and rural areas of the county. The County uses Primary use for their valuation efforts.																												

2017 Agricultural Assessment Survey for Lancaster County

1.	Valuation data collection done by:							
	Assessor's appraisal staff							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>The agricultural special value land is one market area.</td> <td style="text-align: center;">2016</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	The agricultural special value land is one market area.	2016
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
1	The agricultural special value land is one market area.	2016						
3.	Describe the process used to determine and monitor market areas.							
	Class or subclass includes, but is not limited to, the classifications of agricultural land listed in section 77-1363, parcel use, parcel type, location, geographic characteristics, zoning, city size, parcel size and market characteristics.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	Present use of the parcel is the deciding factor in determining the differences.							
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?							
	Market areas are recognized for the sites and improvements based on sales analysis. The differences that are recognized are site and location factors that affect the market value.							
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	Market sales.							
	<i><u>If your county has special value applications, please answer the following</u></i>							
7a.	How many special valuation applications are on file?							
	7,007							
7b.	What process was used to determine if non-agricultural influences exist in the county?							
	The County continually reviews and verifies sales to determine if there are influences other than for agricultural use. The County then compares the sales to similar sales from non-influenced counties with the same general land capabilities. See special value methodology.							
	<i><u>If your county recognizes a special value, please answer the following</u></i>							
7c.	Describe the non-agricultural influences recognized within the county.							
	Housing developments, commercial and industrial development as well as futures investment to place money in a safe commodity i.e.(land to hold wealth) for family portfolio management.							
7d.	Where is the influenced area located within the county?							
	The entire county							
7e.	Describe in detail how the special values were arrived at in the influenced area(s).							

Market approach utilizing the sales 70 acres or greater inside and outside influenced areas with 80% or higher majority land use and match those sales as a basis for LCG values in Lancaster County. See special valuation methodology.
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Lancaster County's 2017 Three Year Assessment Plan

Norman H. Agena, Lancaster County Assessor/Register of Deeds

Introduction

Pursuant to 77-1311.02, the following Three Year Assessment Plan has been prepared by Lancaster County Assessor/Register of Deeds Office.

Tax Year 2017

A complete reappraisal of all Residential property was initiated in the summer of 2016 for application in 2017. Pickup work and sales verification will continue annually. Based on our annual review process we should be able to remodel all classes of property as needed, and monitor market and ratio trends for all classes during the intervening years. We will continue to monitor Agricultural land sales both internal and external to Lancaster County.

Based on our ratio analysis of the residential market sales we initiated a reappraisal of the residential properties. This has caused us to adjust our three-year plan to accommodate revaluation of residential property a year earlier than planned. Because of this, we have had to put our general review of residential property on hold for the remainder of the 2017 tax year. Because of the reappraisal, we will also have a substantial increase in the number of informal hearings from January through March of 2017.

Another factor that effects our ability to complete general review on our previous schedule is the need to realign our staff due to three appraisal position retirements/resignations in the summer of 2016. We are also in transition with four additional retirements expected in the next two years. We have revised the entry-level appraisal staff positions and will start the hiring process when the 2017 informal hearings are completed. In addition, we have promoted entry-level staff into Senior Appraisal positions requiring additional training.

Tax Year 2018

A complete relisting and reappraisal of all Commercial property initiated in 2016 for application in 2018. Staff training will take place during the 2018 tax year to fill staff vacancies. We will resume field inspections of one sixth of the properties in the rural and residential areas as we fill the listing positions. This review will allow the data collection and review to be at as current a level as possible. Pickup work and sales verification will continue annually, but is not considered part of the annual review. Based on our annual review process we should be able to remodel all classes of property as needed, and monitor market and ratio trends for all classes during the intervening years.

Tax Year 2019

We anticipate this to be a “clean up” year. In addition to the routine annual work, we will be focusing on properties that may have slipped through the cracks, as well as conduct a close review of the 2017 and 2018 protests to referees to recognize any issues discovered by the referees. We will continue field inspections of one sixth of the properties in all classes. This review will allow the data collection and review to be at as current a level as possible. Pickup work and sales verification will continue annually. Based on our annual review process we should be able to remodel all classes of property as needed, and monitor market and ratio trends for all classes on an annual basis.

2017 Special Value Methodology for Lancaster County:

Lancaster County focused on using generally accepted appraisal practices in establishing its special valuations on agricultural land. Utilizing sales supplied by the Property Assessment Division of the Nebraska Department of Revenue from similar surrounding uninfluenced counties, namely Butler, Gage, Johnson, Jefferson, Otoe, Pawnee, Richardson and Saline. The county analyzed the sales using statistical studies and market analysis of the sales with predominately the same general classification to determine a value for the productivity levels of each of the three major land uses.

We continue to communicate with the Department of Revenue Property Assessment Division on using sales from what we consider influenced counties of Cass, Saunders and Seward Counties. These counties reside in the Omaha or Lincoln Metropolitan statistical areas as identified by the Federal Government Census. These areas are strongly influenced by other than agricultural influences based on the growth of non-agricultural uses in these Counties. They reflect similar non-agricultural influences as we have found in Lancaster County. We have worked with the Division to find what we see as a solution to the nonagricultural influences to Agricultural land.

Based on additional analysis of sales consisting of 70 acres or more we have concluded that sales of 70 acres or more generally do not indicate any influence from other than agricultural uses. We supplied these sales to the Nebraska Department of Revenue, Property Assessment Division for review in October of 2016. As a result of their review and our analysis, we have utilized all valid agricultural land sales 70 acres or more from within Lancaster and in all the counties surrounding Lancaster County to establish our agricultural land values. (Butler, Cass, Gage, Johnson, Jefferson, Otoe, Pawnee, Richardson, Saline, Saunders, and Seward)

We still consider there to be influences other than Agricultural within Lancaster County and in surrounding counties. However, we conclude that using sales 70 acres or more removes any significant nonagricultural influences.